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November 2015

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EXCLUSIVE

Marcus Wareing

The celebrity chef on his dining empire, Bradley Cooper & family life in Wimbledon

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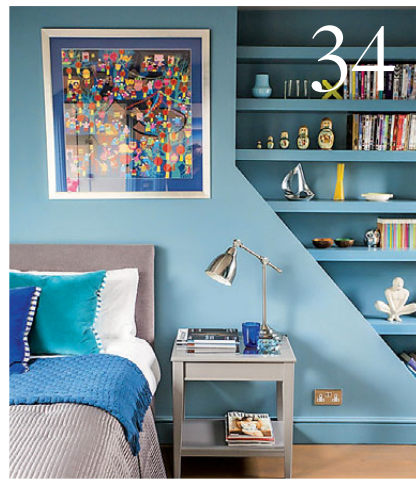
COVER: MARCUS WAREING PHOTOGRAPHED ON LOCATION IN WIMBLEDON BY TOM DUNKLEY



ON THE COVER

8 Marcus Wareing on cheffing, consulting with Bradley Cooper and family life in Wimbledon

27 From Battersea to Bishops Park, where to watch the fireworks

48 How to introduce a modern country style to your home

People & Places

15 The best events this November, including Annie at New Wimbledon Theatre

29 Find out if Louise Candlish is sentimental about scents

92 Two hotels that showcase the very best in country retreats

107 Considering a move to the country? Read on...

Homes & Interiors

34 This Balham property has been given a private members' club-style interior transformation

38 Add glamour to your home with a blend of cool metallics and gemstone shades

43 Beautiful and atmospheric lighting for your every mood

Gourmet

70 Sudi Pigott finds an impressive bowl of Singapore laksa in Southside, and Foxlow opens on Bedford Hill

Lifestyle

19 Modern country styles for autumn

81 Physio-led Pilates and the latest health and fitness news

Education

85 Country vs city, which type of education is best for your child?

Property

97 Our bumper South West London property section starts here

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Letter from the EDITOR

Clothes by Barbour.com/uk

How many of your friends have upped sticks and moved to the country since having children and wanting all that fresh air and covetable extra space at home? I must admit, despite dreaming of a vast and quaint country pile, not many of mine have. Could it be because life in South West London offers the best of both worlds? For you can slip into your wellies and get lost on Wimbledon Common, while still enjoying close proximity to the tube/central London. We're surrounded by stunning green spaces (the parks, the commons, generous back gardens – at least compared to our North London neighbours). Since moving to a new family home in Wimbledon, chef Marcus Wareing, our dashing cover star, reveals he feels rather like he's in the country. He also spills the beans on when Hollywood came a-knocking at his kitchen door. Read our exclusive interview with Marcus on page 8.

Back indoors, for country-style interior décor, turn to page 48 where our Interiors Editor Kara O'Reilly picks her favourite natural materials and traditional patterns to add country charm to your home. For further interiors inspiration, check out our stunning readers' home in Balham, belonging to Ryan Woor and Aaron Kelleher, which has been given a luxurious makeover by interior designer Laura Francesca. Turn to page 34 to find out how the carpenter reacted to their bold colour palette.

If you are considering a move to the country, turn to page 107 to read our six-page country property special, which guides you through the south's finest commuter-belt towns.

I hope you enjoy the issue.

Lorraine

Lorraine Crighton-Smith
Editor, SW resident

The best events of the month ahead, pg 15

Tom Parker Bowles talks country fare, pg 67

Glamorous buys for your home, pg 38

LIGHTS, CAMERA, ACTION

Marcus Wareing on cheffing, Bradley Cooper and family life in Wimbledon

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Below: the gorgeous interior of Tredwell's; and right, Marcus with his wife Jane

Marcus has been juggling multiple TV and film projects this year, but says he tries to keep family as his number one priority in life

If only every chef had Bradley Cooper's incredible attention to detail in watching what I'd do at the pass, watching what I said and then just doing it, whether it is tasting the food or wiping the hot plate down. I've been trying to get chefs to do that for years!' laughs Marcus Wareing.

We're catching up at Light on the Common, a cafe in Wimbledon Village and Marcus is the most relaxed, self-assured and happiest I've ever seen him. He's even impressed by the poached eggs – perfectly cooked and seasoned on buttered sourdough – we're served (though the chef was quaking). It's been a colossal year for two-Michelin star chef Marcus, who's recently moved to Wimbledon after close on 15 years and four house moves in Wandsworth. Alongside mentoring chefs as presenter of *Masterchef: The Professionals* (the new series starts imminently), he's been consulting on *Burnt*, a Harvey Weinstein-produced Hollywood movie starring Bradley Cooper, with Sienna Miller as sous chef, which opens on 6 November. The US chef Adam Jones destroys his career with drugs and diva behaviour, and needs to come to terms with his demons and redeem himself before coming to London to seek stars.

Marcus was involved right from the earliest stage when the screenwriter Steven Knight came to see him at his Chef's Table at his restaurant Marcus at The Berkeley hotel. 'It's not often Hollywood comes knocking at the kitchen! We talked for hours about the life of a chef. It took about seven years to come to fruition and I didn't believe it would ever be so huge – it's awesome. I advised on everything from menu design to how the kitchen should be. Both Bradley and Sienna ate at The Chef's Table. I showed her how to butcher and fillet. She's really into cooking.' Best of all, Marcus was asked to show Bradley how to give the kitchen a complete bollocking. Recalls Marcus, 'Bradley acted it out so brilliantly that it made my hairs stand on end!' He is adamant that director John Wells has even made him a better chef. 'Watching him direct hundreds of people with calm precision, accuracy and respect has been extraordinary. It's shown me a new way of communicating with my team.'

It's fed into the way he approaches *Masterchef: The Professionals* too. 'My job is not to break down or damage the chefs. Sure, I am there to critique but I want to send every one of them back to the kitchen feeling positive, even if they aren't the eventual winner. I say the same to my sons. Be fantastic even if you find yourself in the B team and be successful. My approach is simply to be very disciplined and obsessed with striving for perfection.

Family is pivotal to Marcus' life. 'They are the centre of my universe and I ensure it works.' He is determined to be around as much as he can for the

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kids, even though the older two are now boarding in the country: Jake, 14, is at Tonbridge, Archie, 11, at Ludgrove whilst Jessie, 8, is at Broomwood House. I'm bemused to hear him enthuse about the traditions of boarding school: masters in ties, calling boys by their surnames and tuck boxes. 'I have to admit I am rather envious, I would have loved it.'

I'm not surprised to hear how competitive the family is about cooking: he reveals that the boys mark his and his wife Jane's dishes! He is adamant her lasagne is far better than anything he could cook, and she is ace at salads, though he will criticise her seasoning.

Jane was responsible too for finding their new home. 'She has an uncanny eye and knows exactly what I like.' They considered a move to the country but Wimbledon seemed the right compromise, with its village feel and masses of green space. 'The Common is fantastic for running. It is so huge I get lost there.' Their home backing onto Wimbledon Tennis Courts is a spectacular new build. Marcus admits he doesn't have the energy or vision to renovate. 'Everything is in the right place and the kitchen is incredibly well thought out – all white with white granite tops and white porcelain floors. The garden has huge mature trees so it feels rather like being in the country.' He is looking forward to trying Hotel Du Vin's Brasserie, and is impressed by Bayley & Sage's incredible produce.

Challenge is evidently key to Marcus' make-up. He has also relished working on a TV series called *Magical Kitchen* for BBC4, due to be aired in the new year. Marcus worked with a scientist professor, who shows him how the flavour of food could be improved by understanding science. Experiments involved eating chocolate listening to different kinds of music and discovering how the mind overtakes the taste buds. 'I discovered I was more of a scientist than I'd thought. I don't think I will cook differently or be a better chef for it, but I will think differently.'

Meanwhile, Marcus insists that the restaurants remain centre stage. Ever honest, he would be delighted to achieve the elusive third Michelin star at Marcus, though is not obsessed by it and is totally thrilled that Tredwell's has just been awarded AA London Restaurant of the Year.

However, his enjoyment of being at the coalface at the stove has not diminished. 'I can understand why Hollywood actors like to go back to the immediacy of being on stage in the theatre. It is the same for me as a chef. I like putting on an apron, it gives me a sense of security, comfort and connection, and return to my core values. Hopefully, *Burnt*, the movie will inspire a whole new generation around the world to want to become chefs. That would be amazing.'

marcus-wareing.com; tredwells.com; burntmovie.com

Above: Marcus pictured outside Light on the Common cafe; and below, Galloway beef potato, cabbage and short rib from Marcus at The Berkeley

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{THE FINEST EVENTS IN LONDON THIS MONTH}

PAUL COLTAS

IT'S THE HARD-KNOCK LIFE

Annie the musical heads to New Wimbledon Theatre this November

The sun will come up tomorrow tomorrow, or at least it will this November as Annie the musical lights up the stage at New Wimbledon Theatre. Starring Strictly judge Craig Revel Horwood as Miss Hannigan (aside from 14 November, when Lesley Joseph will step into the role), the tale of little orphan Annie in 1930s New York, who sets out to find her real parents to escape the hard-knock life at Miss Hannigan's oprhange.

Annie will run at New Wimbledon Theatre from Tuesday 10 to Saturday 14 November. Tickets £12.50-£49.50 plus £2.85 transaction fee. To book please visit atgtickets.com/shows/annie/new-wimbledon-theatre

NEVER TOO YOUNG

Olympia will be hosting the winners and selected images from the Young Travel Photographers Competition, forming part of the Family Travel Show from 31 October-1 November. From quirky signs and bustling markets, to incredible landscapes and amazing architecture, this is a look at the world through children's eyes. See some of the entries now at youngtravelphotographers.com

Online

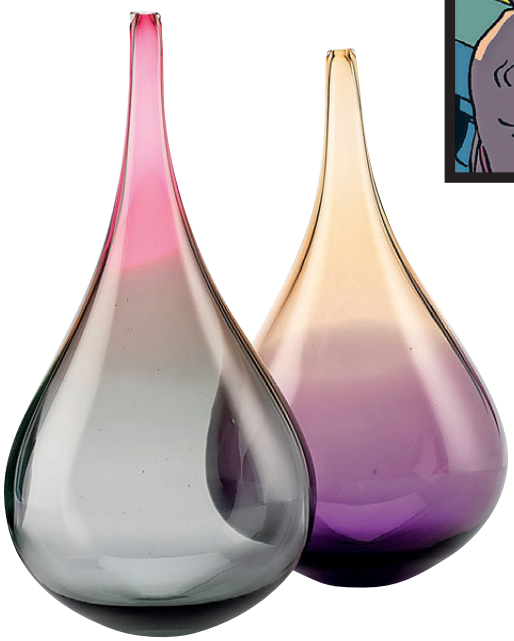
See more November events at theresident.co.uk

JEWEL IN THE CROWN

Bejewelled Treasures: The Al Thani Collection will showcase around 100 spectacular objects from or inspired by the jewellery traditions of the Indian subcontinent. Opening on 21 November at the V&A, expect magnificent precious stones.
Cromwell Road SW7 2RL; 020 7942 2000; vam.ac.uk

Character study

Opening on 12 November at Somerset House is Tintin: Hergé's Masterpiece. Stepping inside the wonderfully eccentric world of artist-author Hergé and Tintin, his intrepid young reporter, the exhibition will explore the evolution of the artwork of Hergé, from the simplicity of early newspaper strips to the genre-defining work of the later works.
somersethouse.org.uk



Craft work

Handmade in Britain, the annual showcase of the very best of contemporary British craft and design, heads to the Chelsea Old Town Hall from 13-15 November. You will be able to browse exceptional crafts, buy unique gifts, or commission a bespoke piece of work directly from over 120 of the UK's finest designer-makers, each handpicked by a panel of industry experts.
For details of exhibitors on show, visit handmadeinbritain.co.uk

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Double vision

Charles and Ray Eames are among the most important designers of the 20th century. Their enduring influence is widely acknowledged and continues to be celebrated worldwide. The World of Charles and Ray Eames is a major new exhibition at the Barbican, on until 14 February 2016, looking at the extraordinary work of the Eames Office (pictured is the Eames Courtyard).
See more information at barbican.org.uk/Eamesnews

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Waltzing into the West End

Ever since it opened at the Royal Shakespeare Company's The Courtyard Theatre in 2010, Matilda The Musical has dazzled theatre-goers (it has just had its Australian premiere too, arriving in Sydney on 20 August). Now a new era begins in the London staging of the hit show, with Evie Hone and Lizzie Wells joining Anna-Louise Knight and Lara McDonnell in the title role of Matilda at the West End's Cambridge Theatre. Joining the four actresses will be Michael Begley (Mr Wormwood), Miria Parvin (Miss Honey) and Rebecca Thornhill (Mrs Wormwood), with Craige Els continuing in the role of Miss Trunchbull.
Matilda The Musical will be on at the Cambridge Theatre until May 2016. Readers of this magazine can save 5% when booking with Shows in London via theresident.co.uk/theatre or calling 020 3567 0620

Pop-up paradise

Harrods will be hosting stunning Roman jeweller Bulgari for a glamorous pop-up store exhibition from 30 October-28 November. There are seven exclusive products created for the Harrods pop-up, which includes a beautiful malachite pink gold pendant, a shining black and gold Octo watch, and emerald croco and four Gaulchat Serpenti Forever handbags.
Find more information at harrods.com

Home front

For one night only, Instructions for American Servicemen in Britain, will tread the boards at Clapham's Omnibus. The comedy is set in 1942, as a horde of Yankee servicemen arrive in England, where the locals speak a strange dialect, boil all their food, and talk endlessly about the weather. The Americans see the Brits as a strange race. Friday 20 November, 7:30pm, £12/£10 concessions.
1 Clapham Common Northside SW4 0QW
020 7498 4699; omnibus-clapham.org

OFF THE LEASH

The Collars & Coats Gala Ball, in aid of Battersea Dogs & Cats Home, is back on 12 November at Battersea Evolution. Into its seventh year, a highlight is the unique Battersea 'Doggie Guard of Honour' comprising many of the Home's 400 rescued canine residents. collarsandcoats.org.uk

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Miss & Mr Ballooniverse
1pm - 7pm

Victorian Father Christmas
1pm - 7pm

Face Painting
3pm - 6pm

So Sinatra
3pm - 6.40pm

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Cashmere jumper with lurex, £135; wyselondon.co.uk

Purdey sheepskin body warmer, £1,295; purdey.com

Glenhead Bordeaux Beanie, £32.99; barbour.com/uk

Alexander McQueen tartan wool scarf, £325; harveynichols.com

FIELD OF DREAMS

Shona Wallace picks out autumn's best country-inspired buys

Hunter Norris Field Adjustable Side Boots in Red Chestnut, £90; hunterboots.com

Soho saffron leather bag by Gucci at harveynichols.com, £650

Ratio Wax Jacket, £349; barbour.com/uk

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Helmsley tweed flat cap, £55; oliverbrown.org.uk

Purdey AW15, James Purdey & Sons Ltd, 57-58 South Audley Street W1K 2ED; purdey.com

Cashmere ribbed roll collar jumper, £299; johnstonscashmere.com

Classic Beaufort wax jacket in olive, £249, barbour.com/uk

Aspinal of London classic leather hip flask, £45; aspinaloflondon.com

Tweed shooting trousers, £175; oliverbrown.org.uk

COUNTRY COOL

Rustic wear for men has never looked so chic as Shona Wallace discovers

Hunter Balmoral Sovereign Wellington boots, £220; hunterboots.com

Mulberry Clipper leather holdall, £1,350; mrporter.com

Grenson mahogany leather brogue boots, £395; harveynichols.com

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Add to that three great restaurants and you'll soon see why there's no need to leave.

Apart from the beautifully appointed rooms and suites (we love the old fashioned grandeur of the Coke Suite), one of the best things about Stoke Park is its stunning grounds.

Perfectly tended by a team of gardeners, here you can wander over the Park's famous bridge to enjoy the autumn vista before returning to the hotel as dusk sets in for a delicious tea, complete with sandwiches, cakes and a cheeky glass of champagne if you're feeling decadent.

We can't all live in a country manor but Stoke Park offers busy Londoners to chance to indulge their rural fantasies in style.

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Whatever your festive needs, the Dorsett Shepherds Bush is the perfect location

Christmas is all wrapped up at Dorsett Shepherds Bush

Christmas is fast approaching so now's the time to make festive plans. Nothing's more stressful than leaving things to the last minute and hoping that you'll find somewhere fabulous to go so now's the time to book a fabulous Christmas Day lunch out for all the family or a fun lunch for you and your work colleagues.

Dorsett Shepherds Bush is offering a host of Christmas-themed lunches, teas and dinners for West Londoners including a special Christmas party menu, starting from £30 per person, throughout the month of November and December, a festive afternoon tea at £27 or with unlimited homemade mulled wine at £32 per person. If you live locally you could also have the calmest Christmas ever by booking in for a delicious Christmas Day lunch at only £49.50 per person. See you there!

For more details and to book see dorsetthotels.com/shepherdsbush

What's on the Christmas Day Menu

Amuse Bouche

STARTERS

Beetroot & orange smoked salmon, celeriac & apple salad, citrus dressing

Duck & liver parfait, plum & apple chutney, ciabatta

Warm stilton & shallot tart, chestnut & rocket salad

MAIN COURSES

Slow roast beef sirloin with fondant potato, honey roast root vegetables, green beans & port wine jus

Pan fried seabass, potato cake, brussel sprout puree, baby fennel, champagne & dill sauce

Roast Norfolk turkey with apricot stuffing, chipolatas, château potatoes, brussel sprouts, glazed chantenay carrots & thyme roast jus

Risotto with roasted pumpkin and chestnut mushrooms

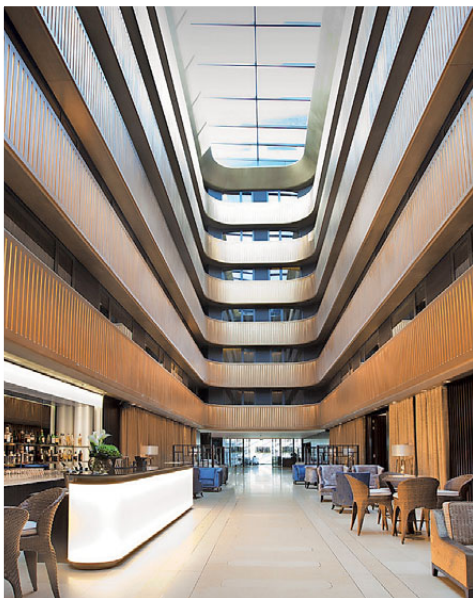
DESSERTS

Chocolate and mint cheesecake, berry coulis

Christmas pudding with brandy sauce

Spiced apple tart with cinnamon ice cream

Mince pies, petit fours and coffee



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RECOMMENDS

5 ways to spend Bonfire Night 2015

1 *BATTERSEA PARK*

As firework displays go, Battersea Park's annual spectacular is the one to head for if you're after big bangs and an even bigger bonfire. This year, all the action kicks off from 6pm on 7 November, but if you want in, you have to plan ahead – this event's so popular you must book in advance, as there won't be tickets available on the gates.
See wandsworth.gov.uk for ticket details

2 *WIMBLEDON PARK*

A good bet for those with younger children, the display at Wimbledon Park is split in two, with a bonfire and fireworks more suited to little ones at 6.30pm, before the main event at 8.30pm. Whichever you choose, the good news is that they're both coordinated to music, and there's also a funfair to explore afterwards. 5 November.
merton.gov.uk/fireworks

3 *KINGSTON*

Taking place at Kingsmeadow Stadium on 6 November from 6.30pm, the Kingston Round Table and Rotary Club display combines a traditional fireworks show and bonfire with funfair rides and music from Radio Jackie DJs. A brilliant option for a family outing, plus profits go to local charities. Tickets £5, £4 in advance, under 5s free.
kingstonfireworks.co.uk

4 *BISHOPS PARK*

An enormously popular event, not least because of its picturesque riverside location, Bonfire Night in Bishops Park is one of London's best. Get there early to make the most of the food stalls and fairground rides, before securing a prime spot from which to enjoy the dazzling display. 6 November, 6pm. Advance tickets £6 from Lyric Hammersmith or £8 on the gate. **lbhf.gov.uk**

5 *LONDON DUNGEON*

If you've had your fill of standing around in the dark staring at the sky, discover the story behind the fireworks as an alternative at the London Dungeon's special Guy Fawkes show. Not for the faint-hearted, you'll learn all about the gunpowder plot, meet some of the conspirators behind it, and perhaps even encounter the man himself...
thedungeons.com

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For an invitation to the Preview on 7th October, contact penny@oilandwater.co.uk

www.oilandwater.co.uk

Email penny@oilandwater.co.uk 020 8704 4327

For opening hours, see website

LOUISE CANDLISH

After years of spritzing on a scent, is fragrance really necessary?

When I told my sister Jane I was going to write this column about perfume, she said, 'How can you write about something when you don't even call it by its proper name?'

'What's wrong with "perfume"?' I said. 'Are you supposed to say "scent"?'

'No, Lou, fragrance. Please. How do you not know this stuff? And while we're on the subject, what fragrance are you using these days?'

'Oh, I ran out of normal women's per… fragrance a while ago so now I use some abandoned aftershave of Andrew's.'

'I see,' Jane said. 'Rather in the way you're now wearing his trousers?'

'These aren't his,' I protested. 'I chose these for myself from Decathlon. I actively preferred the men's to the women's.'

As she pondered my slide into cross-dressing/smelling, I tried to remember exactly when I stopped caring about the way I smell (interestingly, far harder to pinpoint than when you stopped caring about the way you look). Did I ever really give a hoot which fragrance I sprayed on or was I just spraying what everyone else was spraying? In my teens it was Lou Lou by Cacharel, gifted at Christmas on account of my name; then came the requisite Chanel phase, mine being Coco and then, briefly, Allure; in my wealthier thirties, I insisted first on Jo Malone and then Serge Lutens, just like the rest of my tribe. Then, about five years ago, before reaching the bespoke-from-a-Florentine-master phase, I dropped yet a new bottle of Serge Lutens on the tiled bathroom floor and decided it would be far less costly to use up 'found' alternatives in the bathroom.

'So what should I be wearing,' I asked Jane. 'What do you use?'

'Oh, a niche fragrance of course,' she said at once and this was the first time I'd heard of the notion. A niche is a fragrance too posh to buy in Superdrug, it transpires. Whereas any old bathroom can smell of a smashed No. 5, only a select few can smell of a niche. (Never mind that in French 'niche' is a dog kennel)

In my teens it was Lou Lou by Cacharel, gifted on account of my name, then came the requisite Chanel phase...

Well, lucky for me, Jane has just bought me a niche for my birthday and, ooh, it is rather nice (just drop the 'h'). It has an 'aromascape' involving ginger and citrus and was procured at a special fragrance bar at Liberty.

So, while stocks last, which may not be for long because remember this is not mass produced, I am too special for that, no one will smell like me any more. Which will come as a great disappointment to the vagrant population of South West London.

For more from Louise please visit louisecandlish.co.uk or follow her on Twitter: @louise_candlish

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT}

TOM DUNKLEY

FROM TOWN TO COUNTRY

Experience rural living right here in South West London

How many of us yearn to escape to the country once in a while? We certainly do, but we also could never leave behind South West London and all it has to offer. The solution? Country style in your SW pad. Homes editor Kara O'Reilly has four pages of suggestions, plus find some interior inspiration in our readers' home in Balham too.

IN THE CLUB

Ryan Woor and Aaron Kelleher wanted to give their Balham townhouse a private members' club makeover

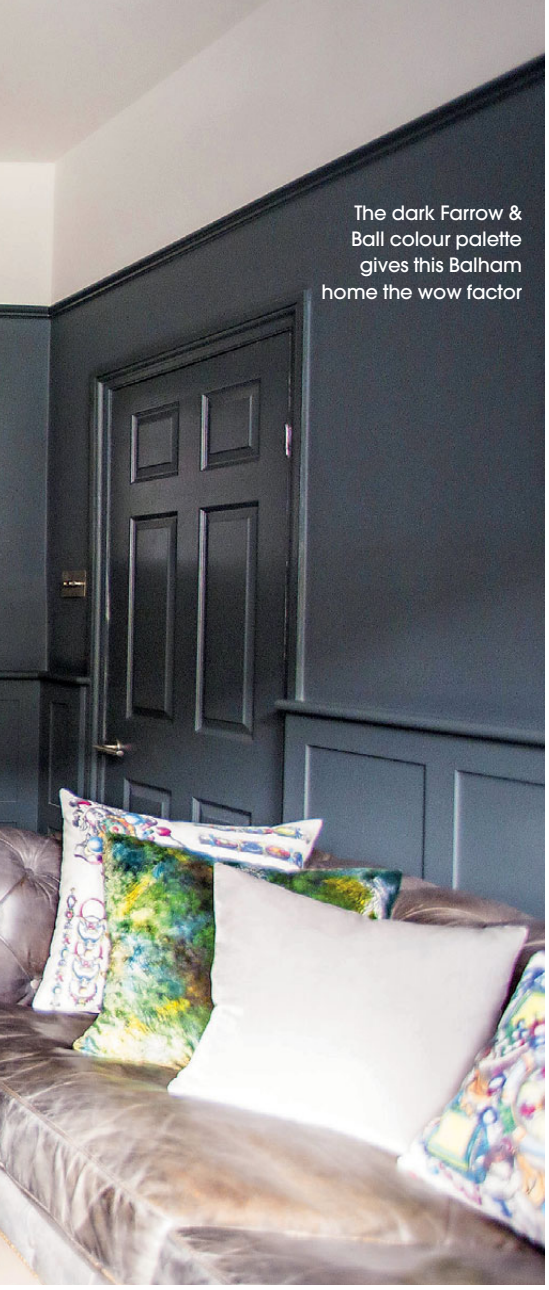
Words LORRAINE CRIGHTON-SMITH

When Ryan Woor and Aaron Kelleher first viewed their three-storey townhouse in Balham they despised the décor but the property's potential shone through. 'I walked around it and I thought "it's horrible", but I could see the potential,' says Ryan. 'The location is fabulous because it's so close to the station, the Common and Abbeville Village.'

After waiting nine months to exchange – 'every single problem that you can imagine went wrong' – they were keen to get the keys and make their mark on their new home. 'We wanted to move to, and explore, somewhere new together,' says Ryan. 'We wanted somewhere we could really make our own, which is clichéd but it's true, rather than just moving into a brand new house.' As this was the first project Ryan and Aaron have worked on together, they were stepping into unknown territory (and not just the location).

'It wasn't until we started the project that we realised how alike our tastes were, with things like colour and style and textures and functionality, and how we were going to use rooms,' says Aaron.

Despite having several ideas of what they wanted from their new home, both Ryan and Aaron agreed they would like some help – in the shape of local interior designer Laura Francesca. 'It wasn't long until we invited Laura over, one Sunday afternoon, and the project was born over



The dark Farrow & Ball colour palette gives this Balham home the wow factor

a glass of wine. We choose the entire colour palette that day – it was the first thing we did,' says Aaron.

The colour palette is striking and certainly what makes this renovation stand out. Sumptuous shades reminiscent of a luxurious hotel or private members' club adorn the walls, along with striking works of art, including two pieces by Dutch photographer Hendrik Kerstens.

It was Laura's persuasion that gave Ryan and Aaron the confidence to go with the bold colour palette to the extent that they have – there is no white paint anywhere in the house. 'When we gave the paint tins to the painter, we were watching the impressions on their faces,' laughs Aaron who adds that the 'carpenter was horrified' that they chose not to paint the skirting and the windows white.' He loves it now, I'm assured. 'We've had people from across the street ask if our windows are tinted,' says Ryan

Ryan and Aaron lived in the property during the renovation, which proved as challenging as one can imagine – but, in hindsight, they're glad that they did. The project took around three months in total and being on site daily meant they were able to keep a close eye on the proceedings. 'I'm a project manager in my capacity,' says Aaron, 'so I came home with all these project plans, and when I showed them to the builders and the carpenters

they thought it was absolutely crazy. We had a RAG (Red, Amber and Green) status so when things were going red the tiler knew that he had to get a move on. In the end they really liked it because it was really clear what was expected of them, and where they fitted in to the schedule.' Ryan adds, 'It helped keep the project on track, which was important as we were living in the house at the time.'

Working with Laura was a match made in heaven, and the three have become firm friends now. The brief for Laura was clear, but her attention to detail is second-to-none. 'We want the

Ryan Woor, Laura Francesca and Aaron Kelleher

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Art by Dutch photographer Hendrik Kerstens adorns the walls in the master bedroom and living room

Online
For more photos from this feature visit theresident.co.uk

bedroom and bathroom to be like a luxury hotel,' says Ryan. 'We're fans of the Soho House interiors – that sort of style,' adds Aaron. 'We find members' clubs really relaxing when you sit in them and they're cosy; we wanted our living room to be like that as well.'

'It's a relaxed room but it's slightly more formal than a normal living room,' says Ryan. The end of the room, complete with its own bar, hammers home the members' club inspiration. I notice that there's local SW4 Dry Gin on display.

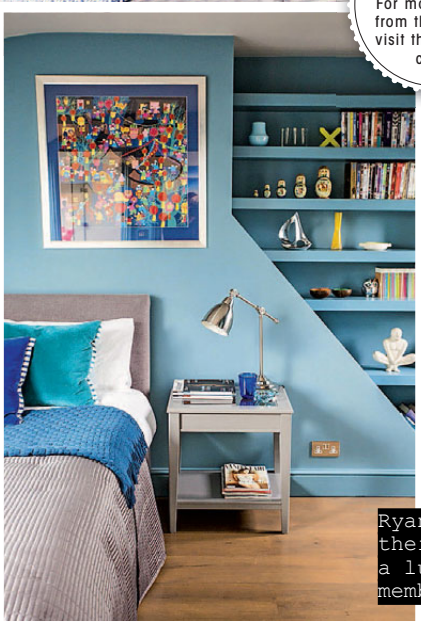
Aside from Laura's pick of Farrow & Ball colours, there's a strong sense of glamour in the interior décor, which features furniture from OKA, Graham & Green and Barker and Stonehouse, lighting from David Hunt and art from Rockett St George.

'The really fun thing was going shopping with Laura,' says Aaron. 'Going to places you didn't know existed. Buying all the things to fit into the house and create a home.'

'You don't realise how many different choices there are to make,' adds Ryan, who thanks Laura for taking charge of some of those.

Once living in the property they decided to keep the previous owners' kitchen, just giving it a cosmetic makeover, and it's where Ryan feels happiest: 'behind the counter cooking, that's my favourite space'. It's the bedroom that Aaron adores: 'it's so comfortable!'.

The garden is still a work in progress but plans are underway to transform the outside space in time for next spring. Before then, Ryan and Aaron are gearing up for a traditional Christmas at home. Guests are invited to have a drink at the bar before making their way through the kitchen to the welcoming dining table.



Ryan and Aaron wanted their home to feel like a luxurious private members' club

One word of warning from Ryan is that 'dark colours on walls are not as forgiving as light colours' so take care if using these in your own home. But 'It's the colour that makes this house,' affirms Aaron, and I couldn't agree more.

Like what you see? Discover what interior designer Laura Francesca can do for your home. Call 07956 499 961; email interiors@laurafrancesca.com or visit laurafrancesca.com

From left: Bailey footstool, £400; Puccini side table, £575; Manus brass table lamp, £95; Odyssey sofa, £2,000; Puccini four-door cabinet, £1,999; Puccini coffee table, £850; Boutique Hotel Monaco rug, £525; all other items, from a selection, all johnlewis.co.uk

GLAMOUR ROCKS

Modern glam is all about molten metals, gemstone shades, high-gloss whites and a hint of sophisticated animal prints

Story KARA O'REILLY

Biba Deco tableware, from £10, houseoffraser.co.uk

Cranton hexagonal porcelain pendant, £2,399, originalbtc.com

Turini gold-finish 16-piece cutlery set, £90, habitat.co.uk

Ning table, £520, outthereinteriors.com

Striking, Millionaire, and Copper metallic emulsion, all from £18.49 for 1.25 litres, crownpaint.co.uk

Canaan accent table, £1,650, uk.jonathanadler.com

Classic 746 telephone in brass, £64.95, wildandwolf.com

Brass and glass carafe, £29; matching tumblers, £15 each, all rockettstgeorge.co.uk

Lambswool throw in Panthera, £175, houseofhackney.com

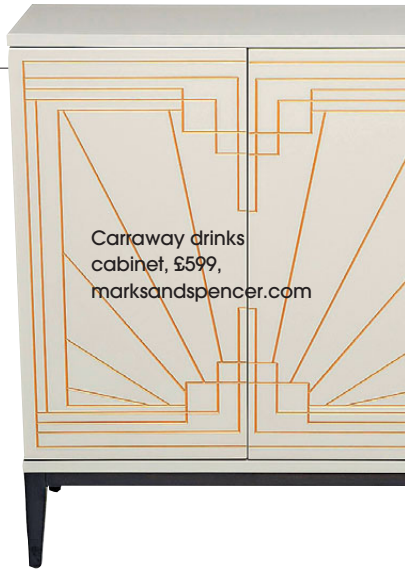
Marble vase by Gray & Willow, £30, houseoffraser.co.uk

Waterford Rebel collection napkin rings, £60 for set of 4, johnlewis.co.uk

Large Hamilton Spot fluted pouf, £380, torimurphy.com

Etienne glass-top console table, £449, atkinandthyme.co.uk

Hallie copper table light, £80, habitat.co.uk



Carraway drinks cabinet, £599, marksandspencer.com

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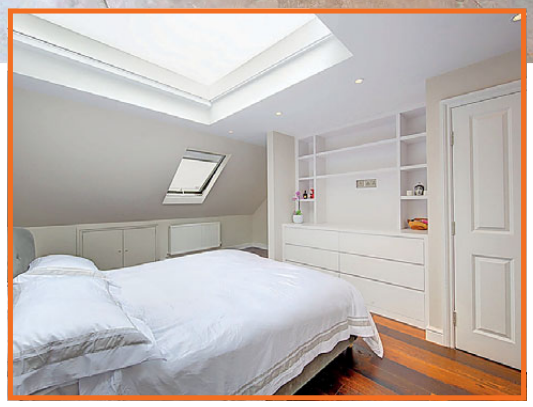

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LIGHT OF MY LIFE

Five elegant ways to add drama, atmosphere and warmth to your home with beautiful lighting

Words VICTORIA PURCELL

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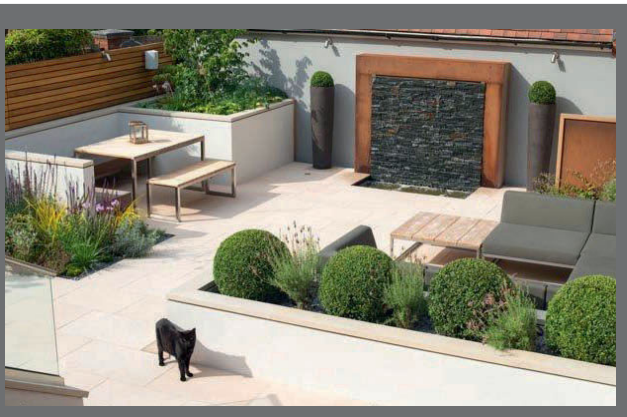

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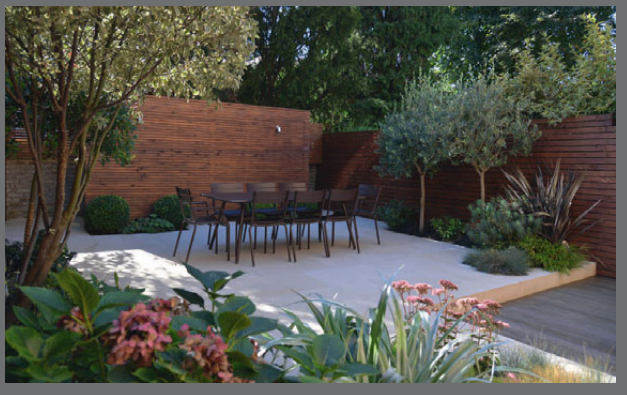

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Tom Dixon was awarded an O.B.E for services to design at Buckingham Palace in 2000. He's inspired by British heritage and manufacturing techniques and intrigued by materiality and form, hence the simple, fragile beauty of his Melt Copper collection. The light bouncing around the uneven surfaces creates a dramatic melting hot-blown glass effect. Available in chrome, copper and gold. £575.
Wharf Building, Portobello Dock, 344 Ladbroke Grove W10 5BU; 020 7183 9737; tomdixon.net

GOLDEN DELIGHT

Hollywood Regency style is theatrical and elegant, combining modern pieces with old-fashioned wit and vintage flair. Make sure your home is ready for its close-up with the elegant Atticus 5 Light Pendant by där lighting. This showstopper features intricate hand-crafted leaves finished in hand-applied gold leaf for a beautifully detailed, realistic finish. £598.80.
For your nearest stockist see darlighting.co.uk or call 01295 672 200

BEAUTIFUL BULBS

Lee Broom is *the* name in lighting. He won the prestigious British Designer of the Year Award in 2012 and received a Queen's Award for Enterprise earlier this year. Hand cut with a classic crystal pattern inspired by traditional whiskey glasses and decanters, his Crystal Bulb collection shows just how beautiful the humble bulb can be. Bulb only, £119; bulb plus pedant, £199; table lamp, £230; chandelier, £1,045.
leebroomstore.com

TROPICAL TAKEOVER

The tropical trend shows no signs of abating and it seems we love pineapples in more than just our piña coladas! Keep that sunshine spirit alive all year round with the Rigby & Mac pineapple table lamp in dark bronze metal (£120). It's sold without a shade, so let the base do the talking by keeping the top neutral or, if you're in a playful mood, go all out with a pineapple-print shade by Rosa & Clara (from £40, not shown).
rigbyandmac.com
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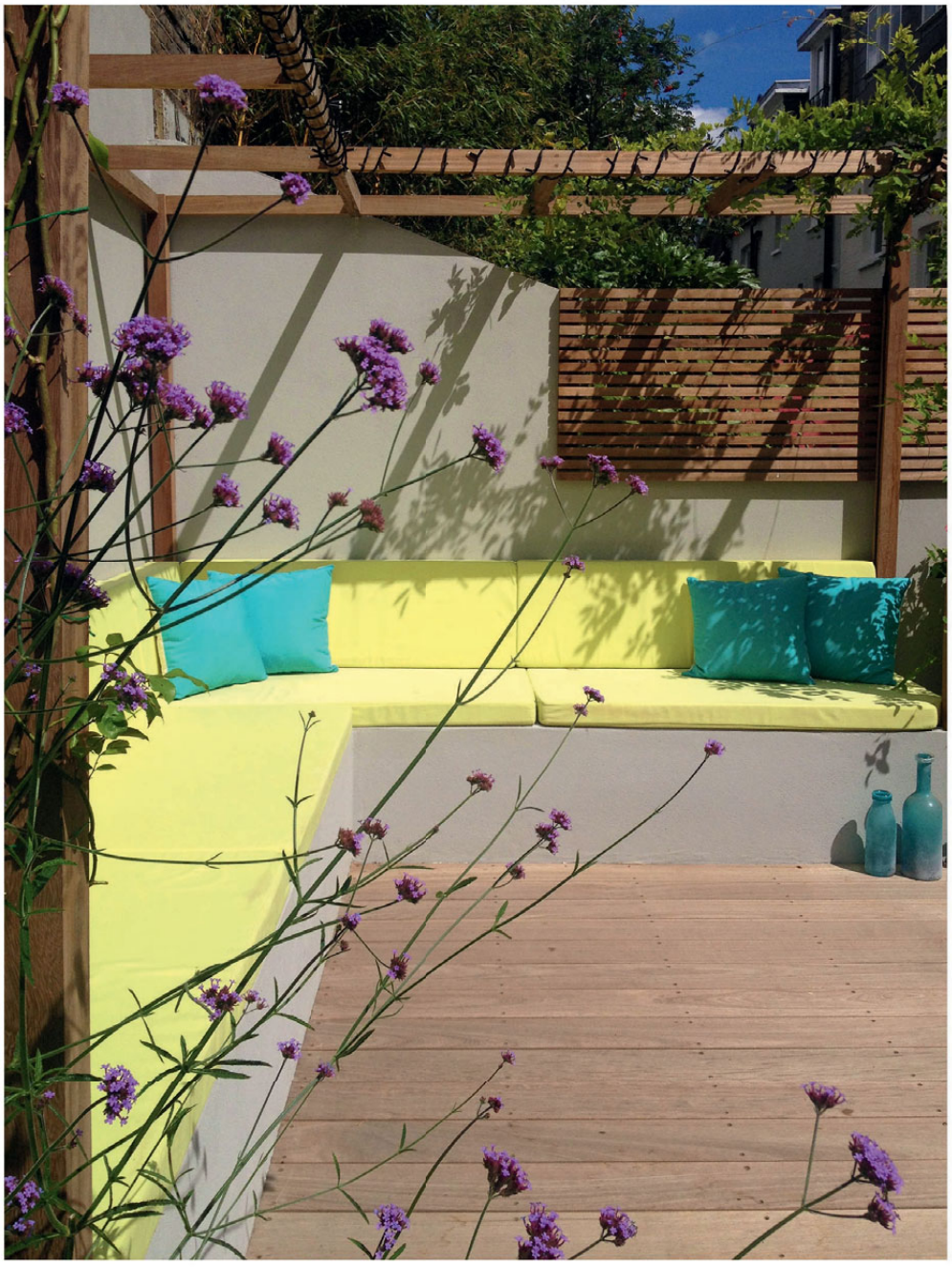

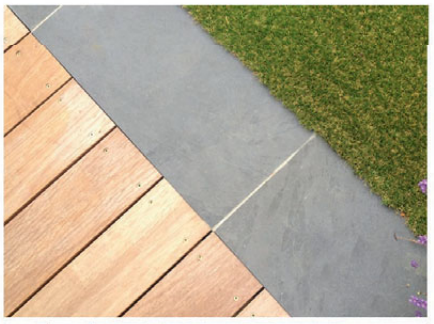

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This timeless, practical, tactile wooden bench and table combo is the perfect way to add some country house chic to your kitchen. Gray & Willow dining table, £1,599, and matching bench, £499, both houseoffraser.co.uk

COUNTRY FILE

Think of country style – all natural materials and traditional patterns – and update it with clean lines and moody hues

KARA O'REILLY

With its clever referencing of classic French and English styles brought bang up to date in tactile materials and modern colours, Loaf is a go-to for contemporary country styling. Margot bed in Scuffed Grey, from £845, loaf.com

Fill your conservatory with beautifully crafted, elegant furniture that will work both indoors and out. From left: Croft Collection Islay bench, £200; Croft Collection Islay lounging armchairs £250 each; all other items, from a selection, all johnlewis.com

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Norfolk-based business Wrought Iron & Brass Bed Co. design beautiful nickle, iron and brass beds that help create a pared-down country look. Pictured is the Beatrice bed, £799 for a double (excluding mattress), best matched with big cosy duvet. 01485 542516; wroughtironandbrassbed.co.uk

'Craftsmanship is at the heart of country style.' Pip Prinsloo, John Lewis

This clean-lined bench is the perfect piece of flexible furniture and will work in every space from the hallway to dining room, kitchen to spare bedroom. Natural teak bench, £750, coxandcox.co.uk

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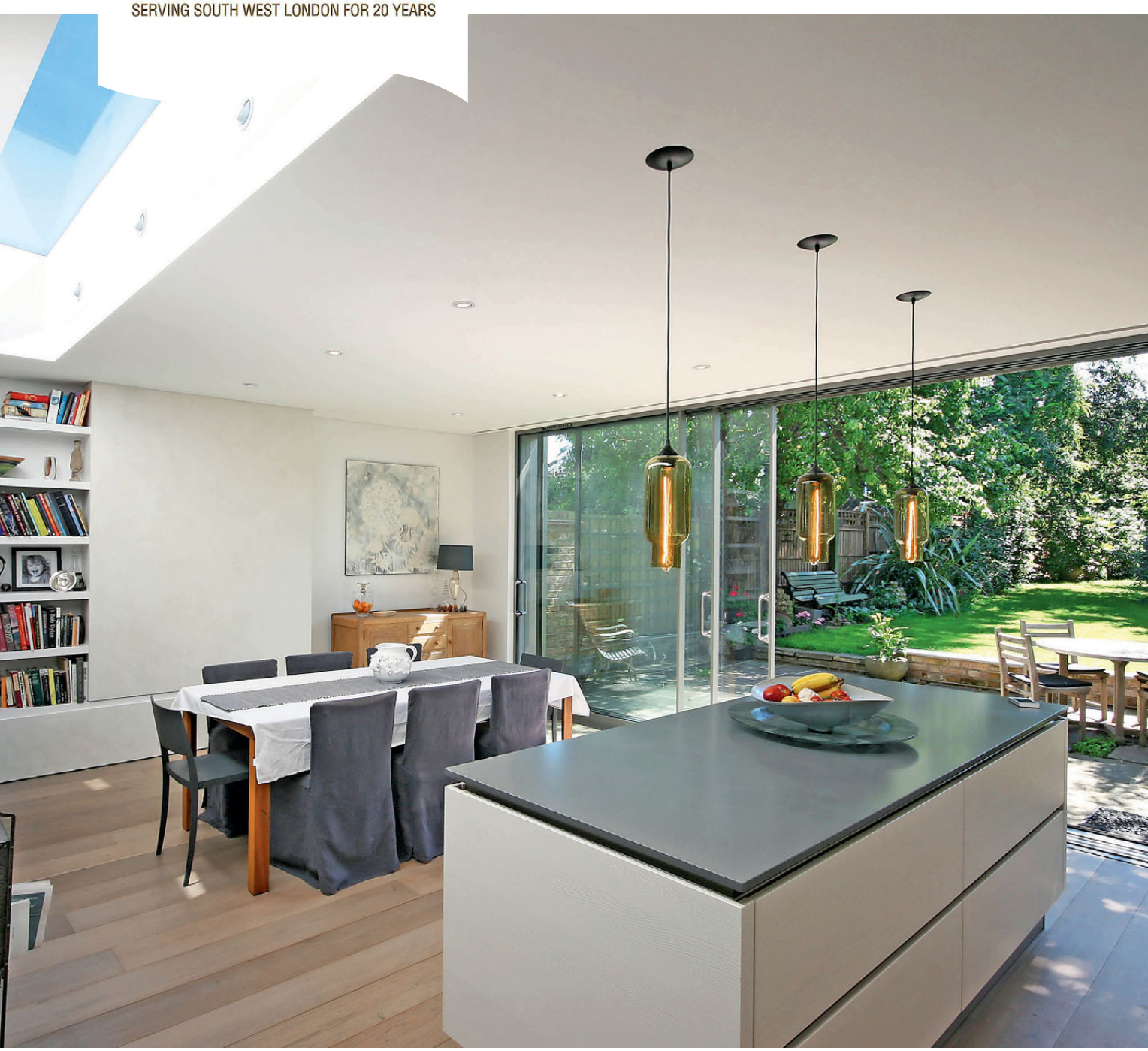

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'Blending modern and rustic elements is key.' Julie Hall, Murmur

For a dramatic modern country house look, paint a room from ceiling to skirting in a bold colour. Finish the look with a classic carpet pattern updated in a matching deep hue.
Sisool Plaid carpet in Rich Plaid, £100 per sq m, crucial-trading.com

Get the contemporary country look

Croft jug, £18, johnlewis.com

Geometric throw in natural, £89.95, brontebymoon.co.uk

Dill cushion, £45, clarissahulse.com

Acacia large cutting board, £38, murmur.co.uk

Weaver rug, from £245, loaf.com

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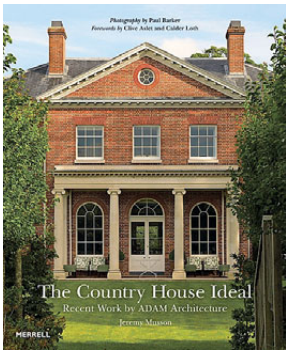
Channelling design

This autumn Samuel Chan celebrates the 20th anniversary of the founding of Channels, his upmarket contemporary furniture studio, by releasing a boutique collection of some of his most distinctive designs. The pieces are all made in new luxury finishes and come in a genuinely limited-edition of just 20 each of the award-winning designs, including the Hume Book Towers (right, from £990).

1-3 New King's Road SW6 4SB; 020 7371 0301; channelsdesign.com

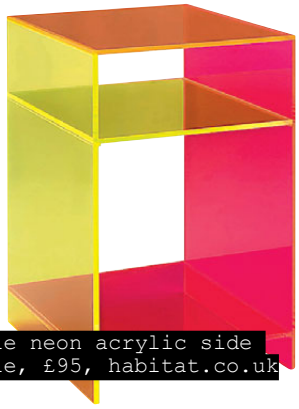


Country life

Ever fancied upping sticks and moving to the country or investing your bonus in a country escape? Well, The Country House Ideal will have you wanting to turn the fantasy into reality. From sympathetic restorations and extensions to new-builds referencing historical traditions, it showcases the thoughtful, considered and tasteful work of the five directors behind the ADAM Architecture practice. The Country House Ideal by Jeremy Musson with photographs by Paul Barker (Merrell, £40).

Mini Trend: Neon Perspex

Set of six acrylic napkin rings by Alexandra von Furstenberg, £250, conranshop.co.uk



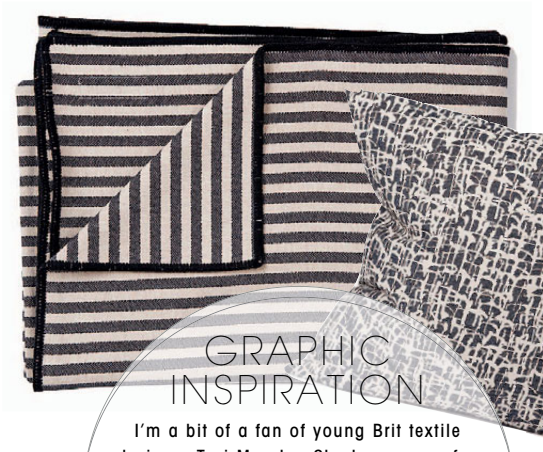
Ebbie neon acrylic side table, £95, habitat.co.uk

Acrylic box, £38, oliverbonas.com

HOMES *NOTEBOOK*

Kara O'Reilly brings you the latest interior news

PSSST: Isleworth-based furniture company Sweetpea & Willow (sweetpeaandwillow.com) has been named Small Online Retailer of the Year at the Online Retail Awards. Directors Matt and Jacquie Dunton said: 'Our philosophy is to provide the ultimate shopping experience on our online store, and we delighted that all the dedication put in by our staff has been recognised.'



GRAPHIC INSPIRATION

I'm a bit of a fan of young Brit textile designer Tori Murphy. She has an eye for the kinds of pared-back, easy-on-the-eye, muted patterns that I just love. Her fifth collection features three new abstract designs inspired by childhood holidays spent in Ireland and it's all made in England (cushions from £40). See more at torimurphy.com

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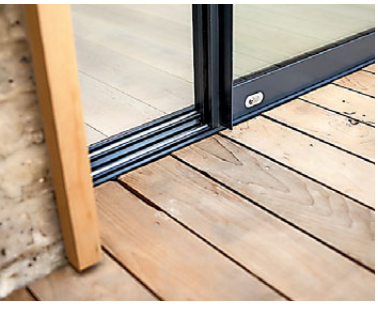

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THE A TO Z OF CHRISTMAS

Get the festive season all wrapped up with the help of these fabulous local businesses

A is for Alpine Answers

Your local ski holiday specialists. Whether you want catered chalets, hotels, late deals or bespoke tailor-made holidays, Alpine Answers can find the right ski holiday for you whatever your budget. The team of experts have 23 ski seasons worth of experience so no one knows the Alps or North America better!
Call 020 7801 180 or go to alpineanswers.co.uk

B is for bespoke

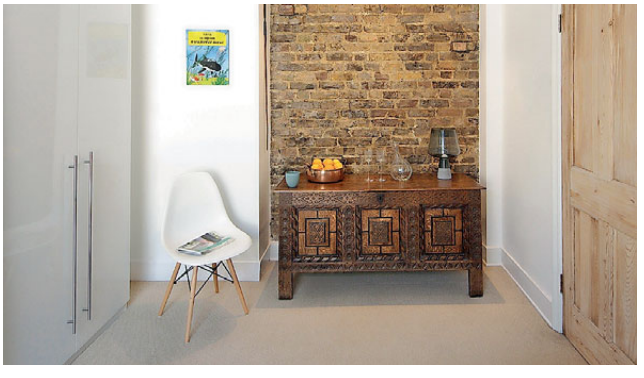
Bespoke jeweller and goldsmith Michael Platt has an excitement and appreciation for all fine coloured gemstones, offering an eclectic choice of coloured gems within distinctive jewellery. With some extra thought, expert input and guidance from Michael Platt, an exceptional piece of jewellery for that special someone can be created – and once given it will never be forgotten.
1 Church Road, Wimbledon Village SW19 5DW; 020 8947 4772; michaelplatt.co.uk

C is for Chilli Bees

Chilli Bees is a fun, young company in South West London providing top quality, modern and innovative catering for all types of parties. Whatever your requirements, the expert team at Chilli Bees can help you plan your party from start to finish in a friendly, relaxed yet professional way.
020 8946 3311 or info@chillibeescatering.co.uk

D is for delicious food

San Lorenzo is one of the area's most versatile destinations, catering to a broad range of requirements for local people and businesses. Its longevity confers a cherished historical and social significance to many loyal patrons. Some of these people were small children when they first came to San Lorenzo with their parents. Now they bring children of their own, and the cycle continues.
Wimbledon Hill Rd, Wimbledon SW19 7PA; 020 8946 8463; sanlorenzo.com



E is for Ellisclare

Ellisclare is an architecture practice founded by Nic and Bryony Williams. They work closely with clients, analysing the requirements for each project on an individual basis tailoring each approach to the content of the site and surroundings. Through sharing an enthusiasm for beautiful and functional design, they have an uplifting effect on everyone they work with from clients to contractors alike.
South Park Road, Wimbledon SW19; 020 8540 1849; ellisclare.co.uk

F is for fitness

Hub Health and Fitness offers the very best in personal training and small group fitness classes. In the state-of-the-art facility, ideally situated next to Clapham Common tube, Hub's integrated team of trainers and clinicians work with you to achieve your fitness goals while all the time ensuring you move well, feel healthy and prevent future injuries.
Visit hub-performance.com to find out more

G is for great hair

Anthony Laban Home is a chic and stylish boutique salon, offering revolutionary new techniques to achieve gorgeous hair. Anthony Laban is one of London's most sought-after hairdressers. He now heads up a team of stylists and colourists who pride themselves on providing a service that's second to none.
Bennet Court, 1 Bellevue Rd, Wandsworth SW17 7EG; 020 3475 6644; anthonylabanhome.com

H is for Headmasters

Time is precious and Headmasters understands how difficult it can be to take time to feel and look good. That's why the team makes sure you get everything you need from a hair salon. Enjoy superb cutting, innovative, beautiful colour and a salon where you really are the most important person to your stylist.
Visit headmasters.com or call 0345 459 7700 to find your nearest salon

I is for Italian

Donna Margherita is a restaurant and wood-fired pizzeria, which uses centuries-old Neapolitan cucina techniques to serve you the bellissimo dishes of southern Italy. When food lovers want to 'eat-out Italian', it's the flavour of the south that enhances their appetite. Donna Margherita is dedicated to southern Italy's spirit of passion, warmth and loyalty. A really good restaurant-pizzeria is a rare treat. Donna Margherita serves the most authentics – not least because it imports most ingredients from southern Italy.
183 Lavender Hill, Battersea SW11 5TE; 020 7228 2660; donna-margherita.com

J is for Japanese

Sticks'n'Sushi serves high-quality, fresh food based on a unique combination of traditional sushi and yakitori sticks from the grill. So for those less keen on fish, there is a selection of chicken, pork, beef and vegetable skewers — all grilled fresh to order. Attracting both families and trendsetters, Sticks'n'Sushi is known for its fashionable, friendly and affordable ethos.
58 Wimbledon Hill Road, Wimbledon SW19 7PA; 020 3141 8800; sticksnsushi.com

K is for kitchens

If you are looking for a local company to take care of your new kitchen, call Eclectic Interiors in Clapham or visit the showroom in Abbeville Road to see the latest ranges and discuss your project with the team. Eclectic is able to provide a complete service for kitchens, from design through to installation. It also specialises in kitchens for new extensions.
65 Abbeville Road, SW4 9JW; 020 8673 0572; eclecticinteriors.co.uk

L is for laser hair removal

Laser hair removal is the future of smooth backs, legs and bikini areas. The Atelier-M London clinic uses the latest laser machines and offers very competitive prices for both men and women from as little as £99 for six bikini area sessions. The clinic/spa is a hidden treasure near the Putney common and has a fully licenced and experienced staff. It was winner of the London Hair & Beauty Awards 2015 for the South Region. Tattoo removal and cryo lipo treatments are also available.
209 Richmond Road, Putney SW15 1HJ; 020 8785 4759; atelier-mlondon.com

M is for music

Since 1990, the A. Hanna & Sons Pianos business has grown and gained international recognition within the piano Industry. With both sales and services, the company covers all aspects of pianos including sales of high quality pianos. It also provides piano tunings, piano removals, major restoration, French polishing, storage, minor repairs, and short and long-term piano hire.

94 Kingston Road, Wimbledon SW19 1LA; 020 8540 5541; hanna-pianos.co.uk

N is for Abbeville Nannies

Abbeville Nannies was established in 2001. The team offer a professional and friendly service for families based in South London and have offices in Clapham and Putney. Services includes daily and live-in nannies, mother's helps, temporary nannies as well as maternity nurses, night nannies and evening babysitters. The established agency has been run by the same consultants for many years so offers relationships of continuity and trust.

For further information, visit abbevillenannies.co.uk

O is for open plan

Unlike many general building companies, nuspace focuses solely on loft conversions and kitchen extensions and, having completed hundreds in the London area, are experts in the field. This allows the team to offer advice and guidance throughout the entire process, starting with recommending the right conversion/extension for your circumstances, helping with the initial design and gaining building/planning permissions.

965 Fulham Road, Fulham SW6 5JJ; 020 3405 3480; yourloftconversionlondon.co.uk

P is for pampering

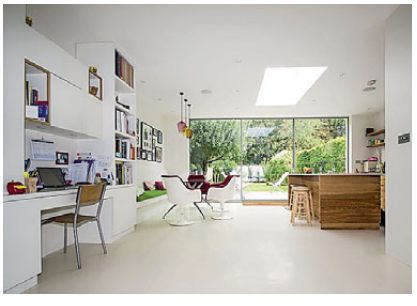
Anesis is the premier destination for luxury hair with a beauty salon, spa and clinic treatments spread over three floors in Clapham. The award-winning brand has over 250 innovative services to choose from, delivered by the most highly skilled and qualified therapists. The spa and clinic sits in a luxurious setting where customer service is of the utmost importance.

14 The Pavement, Clapham Common SW4 0HY; 020 7627 1500; anesis.co.uk

Q for quit smoking

with Dune Hypnotherapy. Quit junk food. Quit alcohol – or at least moderate it! Now is a great time for Diana Powley to help you let go of negative habits and become fitter, healthier and happier. Diana is conveniently based in Dulwich, so book before the end of the month for a £25 discount. Get the new year off to a healthy start!

0800 093 2024; dunehypnotherapy.co.uk



R is for renovate

An Advantage basement will strengthen your home, making it more robust whilst also being a strong investment – part of it will be your creation. Advantage knows how to create beautiful rooms that give you precious additional space, adding value to your home. Space may be the final frontier – your basement is the next dimension.

95 East Hill, Wandsworth SW18 2QD; 020 8871 3055; advantagebasements.co.uk

S is for sofa

From rich velvet upholstered corner sofas to luxurious leather footstools, established bespoke manufacturer Loungin' prides itself in producing beautiful furniture to your exact requirements. All of its beautifully-handcrafted furniture is manufactured in its own workshop using quality materials. A full design service is also available.

The Big Wooden Door, 3 Battersea Rise SW11 1HG; 020 7585 0500; loungin.co.uk

T is for teeth

Glow Dental is a modern, state-of-the-art dental practice based in the heart of Battersea. Its aim is simple: to provide the very best in dental care. Glow Dental's patients are at the heart of everything it does, and the team strive to build a trusting relationship with each and every one of its patients.

Glow Dental Ltd, 87 Northcote Road, Battersea SW11 6PL; 020 7223 7096; glowdental.co.uk

U is for Ultraviolet

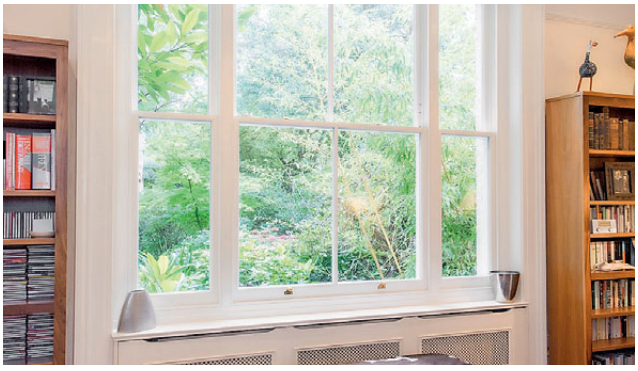
South London's most luxurious florist, Ultraviolet Flowers is a household name simply because it provides excellent customer service, fresh seasonal flowers daily, plus on-site florists and unparalleled advice for any occasion. The team understands the importance of family community and aim to maintain this philosophy.

12a Northcote Road, Battersea SW11 1NX; 020 7228 7755; ultraviolet-flowers.net

V is for Valentina

Valentina aims to bring an authentic taste of Italy to the UK by serving recipe dishes in its restaurants that have been handed down through the families. The original delicatessen and restaurant, owned and run by the Zoccola and Arcari families, has now been joined by sister eateries, including one in Putney.

210 Upper Richmond Road West, East Sheen SW14 8AH; valentinafinefoods.com



W is for windows

Ayrton Bespoke specialises in the accurate replacement of period windows and doors, plus double glazing and other services.

For 10 per cent off all windows and doors, visit ayrtonbespoke.com, call 0208 877 8920 or visit the showroom at 406-408 Merton Road, Wandsworth, SW18 5AD and quote code AZSW1115 before November 30 2015. Guarantee of up to 30 years included.

X is for Xmas trees

At Bunches & Pots, there is a huge variety of trees from the traditional Norway spruce Christmas tree to the increasingly popular non-needle drop Nordman fir Christmas tree. There are a range of sizes and the majority are grown on the company's own trustee grower estate in Scotland.

119 Lower Richmond Rd, Putney SW15 1EX; 020 8780 0525; bunchesandpots.co.uk

Y is for your wellbeing

Neom was established in 2005 by trained aromatherapist and ex-magazine journalist, Nicola Elliott, whose own wellbeing was being affected by the hectic pace and stress of constant 60-hour weeks. Nicola believed that pure essential oils could help to address the wellbeing needs of women affected by the pressures of modern-day living, poor sleep, high stress, and low energy and mood.

Neom Wimbledon, 38a High Street, Wimbledon Village SW19 5BY; 020 8947 9776; neomorganics.com

Z is for zoo

Enjoy a memorable day at Battersea Park Children's Zoo, designed and developed with children in mind. Watch animals up close and explore the large sandpit, diggers, fort, life-sized tractor and fire engines.

Battersea Park, Chelsea Bridge Gate, Battersea SW11 4NJ; 020 7924 5826; batterseaparkzoo.co.uk

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GOURMET

{FOOD AND DRINK IDEAS FOR DISCERNING PALATES}

IMAGE COURTESY OF FOXLOW

FRESHLY SERVED

The latest openings and food news for SW London

Not only are South West Londoners spoilt with fantastic locally-grown produce options for their kitchens and larders, they can also now eat 'home-grown' when they're out – we look at the local food revolution taking place in Clapham and Battersea's bars and restaurants. Also, Lorraine Crighton-Smith reviews the exotic flavours of Masala Grill and Sudi Pigott finds out what delicious plates will be on offer at Foxlow on Bedford Hill before it opens.

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RESERVATIONS@MASALAGRILL.CO

TOM PARKER BOWLES

Skip London once in a while and gastronomic heaven awaits

Not everyone lives in London. And not all great restaurants dwell within the concrete curves of the M25. In fact, one of the most common complaints I receive as a national restaurant critic is that I'm too London-centric. That I give the rest of this sceptered isle short shrift and scant thought. A great friend, who's a far more exalted scribe than me, argues that London has more new openings than any other city, therefore most of his energies should be spent on the capital. I see his point, if I don't actually agree.

And each month, I try to cover at least two restaurants outside of London. In fact, I make it my mission. Successful restaurateurs and chefs have to work that much harder, especially deep in the countryside. There's no footfall to fill those slow Tuesday lunch tables, nor a public transport system to whip us from sitting room to sit down dinner.

The choice, though, is huge. Three of my favourite restaurants on earth are many miles from the Big Smoke. The Seahorse, deep in Devon, is simply sublime, taking the very freshest fish and doing very little to them. Then there's The Walnut Tree, near Abergavenny in Wales, where chef proprietor Shaun Hill shakes the pans in the most seductive of ways. And Stephen Harris' remarkable Sportsman at Seasalter. The big boys, too, never let one down. Heston at The Fat Duck (soon to re-open) and Alain Roux at the ever civilised, reassuringly old school Waterside Inn, are both in Bray. Not too far from The Hand and Flowers, Tom Kerridge's brilliant, two Michelin-starred gastropub.

For country food at its best, you'd be hard pushed to beat The Hand and Flowers

For more high end delights, don't miss the exceptional Sat Bains at Restaurant Sat Bains in Nottingham, Raymond Blanc and Gary Jones at Le Manoir, Tom Kitchin at The Kitchin in Leith, Michael Caines at Gidleigh Park in Devon, Simon Rogan at L'Enclume in Cumbria, Nathan Outlaw at his eponymous place in Cornwall, Stephen Toman at Ox in Belfast, Nigel Haworth and Lisa Allen at Northcote Manor, Anton Piotrowski at The Treby Arms in Devon, Glynn Purnell at Purnells in Birmingham, and Hywel Jones at Lucknam Park in Wiltshire.

But what about those joints with little interest in the Michelin firmament? Hix Oyster and Fish House in Dorset, and The Pig on The Beach a few miles away. Red N Hot in Manchester for proper Sichuan, Birmingham's finest Balti at Al Frash, Ebi Sushi in Derby, La Lanterna in Scarborough, 64 Degrees in Brighton, The Pointer at Brill, Bell's Diner in Bristol, and fish and chips from Henley's of Wivenhoe and Seniors in Blackpool. I could fill pages with plenty more. But enough. Point proved. Of course you can eat well outside of London. So, sometimes, do escape the city. Because gastronomic glory awaits.

EDITOR'S CHOICE – TASTE OF THE COUNTRY

The Harwood Arms
London's only Michelin-starred pub is also Fulham's rural haven, which serves game and wild food. The airy interior is relaxed and inviting but the star of the show is undoubtedly the exceptional British produce.
Walham Grove, Fulham SW6 1QP
020 7386 1847; harwoodarms.com

Fox and Grapes
The Fox and Grapes is one of Wimbledon's best gastropubs and its location on the Common has a wonderful rural feel, complete with oak-beamed ceilings and dog walkers.
9 Camp Road, Wimbledon Common
SW19 4UN; 020 8619 1300
foxandgrapeswimbledon.co.uk

The Rookery
With its bare brick walls, dark-wood furniture and cosy alcoves, The Rookery could easily be mistaken for a country pub on a cold winter's day. The seasonal menu is excellent as is the quality selection of wine and ales.
69 Clapham Common South Side SW4 9DA
020 8673 9162; therookeryclapham.co.uk

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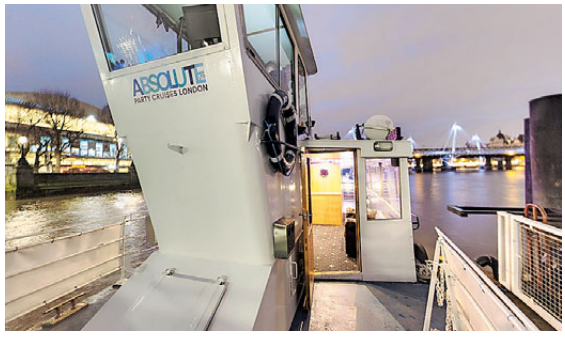

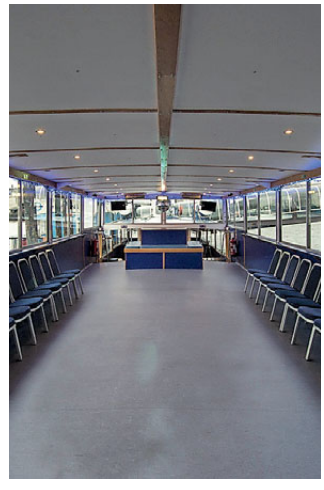

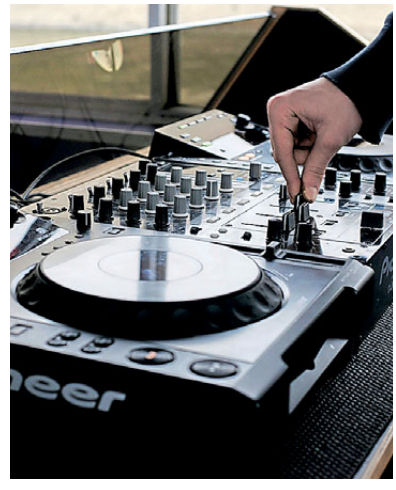

PHOTO CREDIT: BLUE LAYBOURNE

ALL ABOARD!

Fancy a party with a difference? Then get aboard the MV Royalty

If you're looking for a party venue that's bound to impress, a trip on the Thames aboard the MV Royalty will give you and your guests a day to remember. Trips on the boat are run by one of London's favourite party boat specialists, Absolutely Party Cruises. This family-run business are experts at running river boat parties with customer service being their top priority.

From birthday parties to weddings, work events or reunions, the MV Royalty is the perfect venue for a party with a difference. The boat holds up to 160 people yet till manages to feel busy when only occupied by a small group.

Boasting a reception and bar area, cozy lower seated saloon, light and airy upper dancing deck and two outside decks, there's plenty of room to meet and mingle. The boat is not just for big parties either. Each week guests can get onboard for a disco cruise. The £30 ticket (p/p) includes a four hour cruise from a Central London pier, together with a DJ and hot buffet.

Look out too for their Christmas Disco Cruise, the perfect way to have a festive knees-up with other small businesses! Tickets are priced at £31 per person and include a four hour cruise from a Central London pier, hot buffet and free entry to Opal Nightclub at Charing Cross.

And if you want to start 2016 with a bang there's no better place than celebrating it on the Thames. Mooring up near Big Ben you'll get to see the fireworks in all their glory. Tickets for New Year's Eve are £150 per person, which includes a five hour cruise from a Central London pier, hot buffet, all beer, wine and soft drinks and a DJ playing a classic party playlist.

For more information visit the website absolutelypartycruises.com or call 020 8306 5333

SUDI PIGOTT

The latest food news in South West London this November

EKACHAI OPENS AT SOUTHSIDE

I didn't expect to find such a mightily impressive bowl of Singapore laksa, bold with its coconut gravy and spices and a decent smattering of seafood, at Wandsworth's Southside shopping centre. I was surprised by Ekachai and warmed to it immediately as Edy, the exuberantly friendly manager, talked us through his favourites on the Southeast Asian street food (a mix of Malaysian, Singaporean, Vietnamese) menu in great detail. I even managed to zone out of my view of KFC and focus on the pleasing décor of distressed blue up-cycled wood bar, mismatched timber tables and bamboo-lined ceiling. Among small dishes, best was soft shell crab, lightly battered accompanied with a properly, authentic sambal with plenty of kick. Char Sui buns were good and fluffy if rather dense and sparing with the barbecue pork. I couldn't get enough of coconut water mixed with lychee fruit, lime and soda.

Upper Concourse Southside, Wandsworth SW18 4TE; 020 8871 3888; ekachai.co.uk

New arrival on Bedford Hill

It's all change on Bedford Hill as Foxlow takes over from Harrison's. Sibling of the well-known Hawksmoor, the ethos of Foxlow will be great meat from ethically reared animals (Cobble Lane charcuterie, dry-cured steaks and a phenomenal roast longhorn rump with all the trimmings for Sunday lunch), interesting wines from small producers and British craft cocktails. I'm promised pescatarians and vegetarians will have ample choice too.

foxlow.co.uk

3 of the best... SOURDOUGHS

Naturally leavened, slow fermented bread is so much better on so many levels from taste to digestion to being suitable for those who are gluten sensitive and not giving such dramatic blood sugar spikes.

1 Bread, Bread, founded by Bridget Hugo, who also co-founded Franca Manca (high recommendation indeed), and baked in huge brick ovens on Brixton/Herne Hill border, this sourdough has exceptional caramelised crust. I especially like the breads using flour from Michael Stoates of Cann Mills in Dorset. £3.48/£4.48 Find it at Moen & Son, 24 The Pavement, Clapham, SW4 OJA; 020 7622 1624; breadbread.co.uk

2 Esca. Eco pizzeria now make the sourdough bread stocked exclusively at Esca (next door) with its distinctive sour tang and great chewy texture. Buy by the kilo and freeze half. £4.50 a loaf. Esca, 160A Clapham High Street SW4 7UG; 020 7622 2288; escadeli.co.uk

3 Hedone at Bayley & Sage. Fanatical, self-taught chef Mikael Jonsson of Hedone makes the best sourdough in London according to Fay Maschler, restaurant critic doyenne of *Evening Standard*. It has an exceptional close crumb texture and a light yet deeply robust crust. Choose from white or brown. £3.95. 60 High Street, SW19 5EE; 020 8946 9904; bayley-sage.co.uk

FRESHLY BAKED

Toast lovers rejoice, at newcomer Toast Rack (its location informs the name) Bakery not only does it make and bake all breads freshly on site (potato bread is especially excellent), but each table has its own toaster for DIY customising exactly the level of doneness. My default choice of baked eggs for brunch had extra additions of spinach and chorizo and was tasty and robust even if the eggs were a little overcooked. Coffee by Mathew Algie is impressive. At lunch, they branch out with mains including duck breast, pancetta, peas and caramelised parsnip fish and a veggie option such as parmesan gnocchi with spinach, walnuts and gremolata dressing. 314 Trinity Road, Wandsworth Common SW18 3RG; 020 8870 5865; toastrackbakery.co.uk

MARVELLOUS MEAD

Mead is having a comeback and makes the perfect warming aperitif. Winner of best alcohol at the Young British Foodie Awards was Tom Gosnell who makes his mead in Peckham purely from fermented honey and water with no hops or other additions. Try at Putney Pies, 2 Putney High Street SW15 1SL; gosnell.co.uk

ALL CHANGE AT TRINITY

A thrilling art deco-ish makeover at Adam Byatt's Trinity restaurant means it is more elegant than ever with its new open kitchen, soft jade green and pink colour scheme with plenty of stone and marble and a piazza to look out on. Signature dishes remain, including pig's trotter with gribeche, lemon sole and seaweed butter, game pot au feu and apple pie and custard, plus there is a £35 set menu. Iconic fine wines will be offered with only VAT & corkage making them extremely alluring. Most exciting is Upstairs at Trinity with a constantly changing menu of 12 highly affordable small plates served at big wooden communal tables. Expect dishes including roast chestnut salad, crab thermidor, game broth and quince and cardamom granita. An absolute must.

The Polygon SW4 OJG; 020 7622 1199; trinityrestaurant.co.uk

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Bluebird's brasserie-style restaurant also houses a contemporary cocktail bar for pre-dinner drinks

Let's meet at the BLUEBIRD

Whether you're looking for a place to meet friends for coffee or somewhere special for a dinner à deux, Bluebird is the perfect destination

The King's Road is noted for its fashionable style and easy lifestyle – and Bluebird is SW3's jewel in the crown. This local neighbourhood restaurant is set on a grand scale; situated in the heart of Chelsea it comprises a restaurant, bar, café and courtyard, food store, wine cellar and four private dining rooms.

The buzzy restaurant boasts a contemporary British menu with exciting, seasonal dishes such as spiced cauliflower soup and confit Lancashire duck, and the bar is a destination in itself, with an impressive and ever-evolving cocktail list. Our favourites at the bar include Bluebird Passion and the refreshing Flirtini.

Downstairs, the Bluebird Café offers a sanctuary from the bustle of the King's Road and, weather permitting, guests can enjoy dining al fresco in the courtyard. This is one of our favourite places to meet friends for a long, leisurely Sunday brunch where the food and service is excellent.

350 King's Road SW3 5UU, 020 7559 1000, enquiries@bluebird-restaurant.com; bluebird-restaurant.co.uk

HOME-GROWN IN SW

From underground farms and rooftop gardens to beekeeping and craft ales, Clapham and Battersea's food producers are keeping ingredients local

The importance of growing your own is not lost on Clapham's restaurateurs. Leading the way with his very own kitchen garden is Chef Robin Gill, who owns The Dairy (15 The Pavement) and The Manor (148 Clapham Manor St). Above The Dairy, his rooftop garden grows an impressive range of herbs and vegetables (from sweet cicely and sheep's head sorrel to courgettes and squash), and is home to beehives and a smokery too.

A hop, skip and a jump down the road, and you arrive at No 32 The Old Town (32 The Pavement) – this pub/restaurant also has it own herb garden, featuring sage, thyme, rosemary, basil, oregano, mint, plus 21 varieties of tomatoes. No 32 Honey will be on the menu soon too with the recent arrival of beehives.

Moving off The Pavement and on to the Common, Fields café (2 Rookery Rd) – sister of popular Balham haunt Milk [formerly M1lk] – serves dishes using locally grown and sourced ingredients. 'Our second café, Fields in Clapham Common, was our first opportunity to grow our own produce,' says co-owner Lauren Johns. 'Naturally, as geeks, we started growing all the herbs we couldn't buy commercially. We regularly buy honey from our bee keepers who have hives all over Wandsworth.'

With Battersea's Hive Honey Shop down the road (93 Northcote Road), it seems this corner of South West London is a honey hot-spot.

Growing deeper underground

It may sound like a scene from the future but underground farming is already a reality, taking place right under your feet. Growing Underground, London's first subterranean farm grows fresh micro greens and salad leaves in a former WW2 air-raid shelter located 33 metres below Clapham's busy streets.

After a long period of conducting tests, founders Richard Ballard and Steven Dring are now busy launching their produce to the wholesale market. A variety of miniature herbs and vegetables are being grown including pea shoots, radish, mustard, coriander, amaranth, celery, parsley and rocket.

Everyone's favourite Michelin-starred chef, Michel Roux Jr. was so impressed by the idea that he's signed up as company director and the plan is for London restaurants to feature the leafy

greens on their menus in the near future.

It is hoped that the carbon-neutral, pesticide-free environment will revolutionise the way we farm as crops can be grown all year-round with no adverse weather effects. Growing Underground even claims to be able to reach farm to fork within four hours – imagine that! The trio says there is huge potential for growth as there are more tunnels to be explored. Watch this space.

Growing Underground, 1a Carpenter's Place SW4 7TD; growing-underground.com

Raise a glass

For many years, the impact of large-scale commerical brewers meant the choice of pub beers was limited – until the craft beer revolution. Now, in Wandsworth alone, there are several microbreweries producing craft beers and ales: Belleville Brewing Co, By The Horns, The Ram Brewery, The Four Thieves pub and Rocky Head Brewery amongst them. Southfield's Sambrook's Brewery was one of London's first and remains one of its best. It is famous for its quality cask beers, although it has since widened its selection with keg and bottled beers. Find at the Candlemaker, The Westbridge Draft House, The Northcote Draft House, The Falcon, The Northcote, Dip & Flip and The Ship.

If beer's not your thing, Battersea has its own gin distillery, producing Gilpin's Westmorland Extra Dry Gin, an exceptionally smooth, dry gin that is distilled five times and uses only eight botanicals. Produced in small hand-crafted batches, you can find it at the London House and The Gaslight Grill.

sambrooksbrewery.co.uk; gilpinsgin.com

Local food heroes

Gordon Ramsay's London House Battersea is championing South West London's larders by hosting a Local Food Heroes menu during November, celebrating the very best local food producers and ingredients. The tantalising limited edition menu, created by Head Chef Anna Haugh, is brand new and features produce from Exmoor Caviar (Battersea Park Road) cheese from Hamish Johnston, meat from Doves Butchers and honey from The Hive Company (all Northcote Road), plus fruit and vegetables from Raynsford grocers (Battersea High Street).

Want to know more? Menu highlights include Royal truffle spuds and Exmoor Caviar served with homemade crème fraîche, Doves' Côte de Boeuf served with millionair fries, Cavolo Nero salad and confit shallot gravy, and Chocolate and Hive Company's English honey éclair. A three-course menu costs £55 per person or try individually-priced dishes for lunch or dinner any day of the week.

To book tickets, call 020 7592 8545 or visit gordonramsayrestaurants.com

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MASALA GRILL

Words LORRAINE CRIGHTON-SMITH

After 25 years, Chelsea's groundbreaking fine-dining Indian restaurant, Chutney Mary, relocated to St James's earlier this year. Its replacement, Masala Grill, run by the same owners MW Eat Group, offers a more informal, homely Indian menu but still with the excellence expected of its trio of directors: Ranjit Mathrani, Namita Panjabi and Camellia Panjabi.

On arrival, we were led downstairs to the restaurant, passing two enticing-looking rooms laid out for private dining. The interior décor of Masala Grill is a dazzling display of Indian art; the centrepiece being a 40-year-old ficus tree that diners of Chutney Mary will recognise. 'We couldn't bear to part with it,' said our affable host, who beamed as he showed us around.

Little parcels of pan puri (whole wheat puffs with a splash of sauce) were a fun and intriguing aperitif, with a wonderfully refreshing wild hibiscus bellini cocktail.

Dahi puri (lentil puffs with yoghurt and tamarind) – a stand-out dish from our visit, which helped cool the palate – looked similar to pan puri but were crispy, fresh and light, while lamb seekh kebabs (minced lamb, coriander and mint) were fiery and tender.

Dahi puri were divine as a starter and helped cool the palate alongside spicy lamb seekh kebabs

COST
Around £65 for two

GOOD FOR...
Delightful curries and a mean mixed grill

WHAT TO EAT...
Dahi Puri, prawn malabari curry and peshwari naan

WHAT TO KNOW...
Masala Grill is part of the same group that includes Veeraswamy, Amaya and Masala Zone

RESIDENT RATING
★★★★★

The menu is enticing and, as we struggled to make a final decision, our waiter was passionate about explaining each dish. The mixed grill (chicken tikka, lamb chop and king prawn) was a wonderful way to sample a cross section of Masala Grill's offering. Lamb chops in Indian restaurants are often pleasing, and these didn't buck the trend. The chicken tikka was thigh meat, and not breast, so delightfully juicy.

Prawn malabari curry (ginger, curry leaf and coconut, a southern Indian special) was spectacular; creamy, filled with fresh seafood and bursting with spices and flavour. Lemon rice was excellent, black lentils were unctuous and peshwari naan was dangerously moreish. Pistachio kulfi sealed the deal. Considering Masala Grill is a more informal incarnation of Chutney Mary, the attention to detail and standard we experienced was remarkable. You must check it out if you haven't already.

535 King's Road, Chelsea SW10 0SZ; 020 7351 7788; masalagrill.co

Shaken, not stirred

A gin cocktail recipe you can make at home? We'll drink to that

The talented duo behind Fulham Broadway foodie hero Manuka Kitchen also serve an array of drinks in a traditional old English gin parlour underneath their popular restaurant. With over 40 brands of gin to choose between, you'll be spoilt for choice at 510 Below. Here they've shared one of their naughty-but-nice cocktail recipes for you to try at home.

510 Fulham Road, London SW6 5NJ;
020 7736 7588; 510below.com

PASSION SIN

50 cl chilli vodka
50 cl passion fruit
10 cl fresh lime
10 cl simple syrup

Recipe for chilli vodka:
Add 10 fresh Thai red chillis, without seeds, to a bottle of vodka and infuse for 48 hours. Strain and decant the vodka in a new bottle

In a Boston shaker, pour the chilli vodka, add passion fruit juice, squeeze the fresh lime and add the simple syrup.

Add ice and shake. Pour and double strain in a martini glass. Garnish with a red Thai chilli.

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HOT SHOT

Fancy trying your hand at clay pigeon shooting? These shooting grounds are a great place to start

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With a history stretching back to 1891, E.J. Churchill can be addressed with the iconic names in gun making playing a part in shaping the industry into what it is today. Run by passionate sportsmen and women, E.J. Churchill is regarded as one of the finest gun makers in the world. It is the only shooting business in the UK that boasts its own shooting ground, gun- making facility, sporting agency, country outfitters and events company. It is on this basis that it is able to offer the very best sporting experiences from clay to peg, and everything in-between. The shooting ground, voted the best in the UK, is also deemed to be one of the finest in the world. Comprising over 100 clay shooting stands and six disciplines offering varied and extensive tuition, and practice opportunities whether your chosen sport is clay or game. The layouts include three high towers, skeet, multisport and purpose-built grouse butts. The team is recognised as being amongst the country's top shots, and their experience and contacts within the shooting world are unrivalled.
Park Lane, Lane End, High Wycombe, Bucks, HP14 3NS; 01494 883227; reception@ejchurchill.com; ejchurchill.com

WEST KENT SHOOTING SCHOOL

Situated in beautiful countryside near Paddock Wood, the West Kent Shooting School was established in 1974 by the Lynch family and has been run by Michael Lynch and his wife Gillian since 2004. Since taking over the school 14 years ago the couple have built a new club house and continue to undertake work with the aim of constantly updating and improving the facilities. The owners clearly make a great team, with Michael's knowledge of shooting and Gillian's passion for corporate hospitality making the West Kent Shooting School a wonderful day out for all the family. Shooting lessons are booked in advance and are with one or more of the school's qualified and highly-experienced tutors. There's no upper age limit and children from 8 years old are welcome to come and try their aim! The school is particularly popular with repeat visitors, and experienced patrons can come without notice to use the facilities. Safety is always first on the agenda at West Kent and students are taught by fully qualified and CRB-checked instructors with a student-to-instructor ratio of 1:8 (and 1:6 for children).
New Hay Farm, Paddock Wood, Brenchley Kent. TN12 7DG; 01892 834306; westkentshooting.co.uk

BISLEY SHOOTING GROUND

The UK's largest clay shooting school, just outside London, is open seven days a week for individual and group lessons, and practice with no prior experience necessary. Bisley Camp is world famous as a shooting destination. Set in 3,000 acres of stunning Surrey Heath and woodland, it is described by many as Europe's top, and most beautiful, clay shooting school. Founded in 1895, Bisley is renowned for the quality of its facilities, as well as its expert industry-leading instructors, the majority of whom have shot for either their country or county. The grounds are continually being developed to ensure an unbeatable service and variety of targets. The quintessentially English Victorian clubhouse was originally built in 1865 on Wimbledon Common as the headquarters for advisors to the government on the future of shooting. It moved to Bisley in 1895 and offers an elegant and comfortable place to relax and dine. Enjoy everything from an introduction to shooting, a group shoot with friends, young shots tuition, a simulated game or the challenge of the highest clay pheasants in the country, soaring over 200 feet. All gun hire, instruction, clays, cartridges and safety equipment are included.
Brookwood, Woking, Surrey GU24 0NY; 01483 797017; bisleyshooting.co.uk

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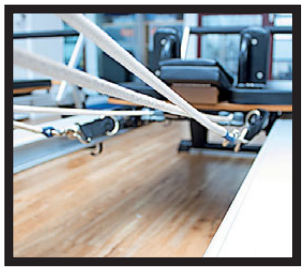
JUMP TO IT

Do you remember the elation of jumping on a trampoline as a child? Now you can put that spring back in your step at Oxygen Freejumping, a new state-of-the-art trampoline park, in Acton. The vast and colourful 27,000 sq ft facility offers hour-long freejumping sessions with access to dodgeball courts, air bags, 'walk the wall trampolines' and an obstacle course. There are many health benefits for trampolining, such as improved balance and co-ordination, muscular strength and endurance, lung capacity, motor skills and rhythm.
Unit 15, Vision Industrial Park, Kendal Ave W3 0AF; 020 8992 2211; oxygenfreejumping.co.uk

HEALTH & FITNESS *NOTEBOOK*

Fitness tips for South West Londoners



DO MORE FOR YOUR CORE

Fulham-based Six Pilates has recently launched a new class of physio-led reformer Pilates. Before a class, the physio will assess your core muscles and tailor all exercises based on your personal weaknesses and strengths to ensure you get the most out of every session. 39 Harwood Road, SW6 4QP; sixpilates.com

TRIED AND TESTED

Bored of arm bands and pockets weighing you down as you run? Enter Flipbelt, a superior new running belt made from a moisture-wicking, spandex-lycra blend that sits comfortably on your waist. There's room for your phone, keys and ID. £25, find it at Up and Running, 184 Upper Richmond Rd West SW14 8AN; theflipbelt.co.uk

Energy burst
Give your energy levels a boost with the help of Neom's fabulous scents. This travel-sized treat features an Energy Boosting On The Go Mist, an Intensive Energy Boosting Treatment and an Energy Boosting Home Mist (all 5ml). £20, neomorganics.com

3 OF THE BEST WINTER SPORTS LEGGINGS

Men's Lite-Show leggings with reflective tape and brushed fabric for temperature regulation, £55, **asics.co.uk**

Women's antibacterial tencel and polypropylene leggings for maximum thermo-insulation and sweat elimination, £41, **aboutwear.com**

Women's Trail thermal training tights with soft brushed-back fabric and discreet reflective tape, £95, from **sweatybetty.com**

'I will never buy shoes anywhere else again'

Recruitment manager Andrea Mahn had so much foot pain she could barely walk

This fit and active 40-year-old had been suffering from Plantar Fasciitis — a painful inflammation of the tissue on the sole of the foot.

'I was treated by an osteopath, a physiotherapist and a sports therapist but nothing really eased the pain,' explains Andrea. As her job involves a lot of standing and walking, life was becoming unbearable. She was also unable to partake in her favourite hobby, running.

Then Andrea saw an advert for Foot Solutions in Richmond and decided to pay them a visit. 'I turned up hoping that someone would be able to help me,' she said. 'And it was the best decision I have ever made.

'The staff were knowledgeable, helpful and attentive and after half an hour of tests and examinations they found a solution. It was the most fantastic service I could have imagined.'

Foot Solutions provided Andrea with custom-made shoe inserts and a special device to help stretch her feet at night.

'The device gave me immediate relief from the pain, allowing me to sleep better and when the inserts were fitted in my shoes they made a huge difference.'

'I had faced the prospect of never being able to wear high heels — but I can now wear them for up to 14 hours if necessary. I don't suffer at all now. I can do my job and go running without constant pain. I will never buy shoes anywhere else again.'

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footsolutions.co.uk/richmond

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Flawless beauty

The new Nova Aesthetic Clinic brings a touch of Harley Street to Greenwich

Have you heard about the new Nova Aesthetic Clinic in Greenwich yet? Just a stone's throw from Cutty Sark DLR station, it has a discreet little entrance so you can slip in and out undetected. The world doesn't need to know your beauty secrets, after all!

The clinic offers cutting-edge aesthetic treatments – from non-surgical face lifts to radio frequency body-sculpting – carried out by a team of doctors and cosmetic consultants who also practise on Harley Street. The very latest treatment on offer is NovaLift, a non-surgical face lift that uses targeted ultrasound to boost collagen production. The state-of-the-art technology tightens and tones skin around the brow, eyes, jawline and décolletage. You'll see an immediate improvement in your eyebrow area, but the best thing about this procedure is that the lifting effect continues for the next 90 days and can last for as long as six years. NovaLift was featured on Channel 4's *How Not To Get Old*, where presenter Anna Richardson voted it her favourite treatment. It's also one of Courtney Cox's favourites.

Then there's the NovaShape body sculpting treatment. Nova LipoFreeze uses scientifically proven technology to break down localised fat cells through a cooling process known as cryogenic lipolysis, permanently destroying stubborn fat cells. The technology has been used for more than 10 years and is established as a safe and effective alternative to liposuction, with typical results of around 20-40% fat reduction in the treated area visible within two to three weeks of treatment.

Combine it with LPG LipoMassage, which uses vacuum and mechanical massage technology to enhance and extend the process of fat elimination and firm the skin. The treatment boosts circulation and lymphatic drainage and safely breaks down cells to eliminate stubborn areas of fat, dimpled skin and problem areas. The before and after photos are incredible and because it's non-invasive, there's no downtime.

Cutting-edge aesthetic treatments are carried out by Harley Street professionals

The team at the clinic is highly professional and sought-after. Top European plastic and reconstructive surgeon, Professor Baruffaldi Preis, and leading gynaecologist and obstetrician, Dr Alex Di Gesu, practise here, as well as a semi-permanent make-up specialist and laser treatment pro.

Nova's cosmetic practitioners each have more than 10 years' experience working with injectable fillers and botox. The clinic hosts experts in all aspects of non-invasive facial rejuvenation who discreetly help their A-list clientele combat common problems such as lines on the face and a lack of skin tone.

If you're after more of a spa-style treatment, you can also indulge in a bespoke facial in the beautifully decorated beauty therapy room. Using the world-renowned ZO Skin Health range of skincare products, developed by US dermatologist Dr Zein Obagi and recommended by top cosmetic surgeons, your skin will soon be restored to its healthy, glowing best.

3 College Approach, Greenwich SE10 9HY. For a complimentary consultation call 020 8293 1070. novaclinic.co.uk; info@novaclinic.co.uk

PROSPECT HOUSE SCHOOL

Prospect House School is a long-established and successful IAPS co-educational prep school in Putney for children aged 3 to 11. The school is non-selective at age three or four. Within a friendly but purposeful atmosphere, each child is encouraged to attain his or her personal best. Exam results have been excellent and the school is proud of its reputation established over many years.

The school offers regular weekly tours where we shall be delighted to welcome prospective parents wishing to:

- Tour the school and meet the staff
- View the excellent facilities, including the new Lower School building nearby

You are assured of a very warm welcome.
For further details and to register your interest, please contact the school office on 020 8780 0456

Details of scholarships to the school occasionally awarded by the independent charity House Schools Trust to gifted children, currently at a maintained school and aged 7 or over on 1 September in each year, are also available either from the school or at the website www.houseschoolstrust.org

PROSPECT HOUSE SCHOOL

75 Putney Hill London SW15 3NT (Upper School)
76-78 Putney Hill, London SW15 6RB (Lower School and Nursery)
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info@prospects.org.uk www.prospects.org.uk

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Charlie Bostock, Registrar of Uppingham School

THE GOOD SCHOOLS GUIDE

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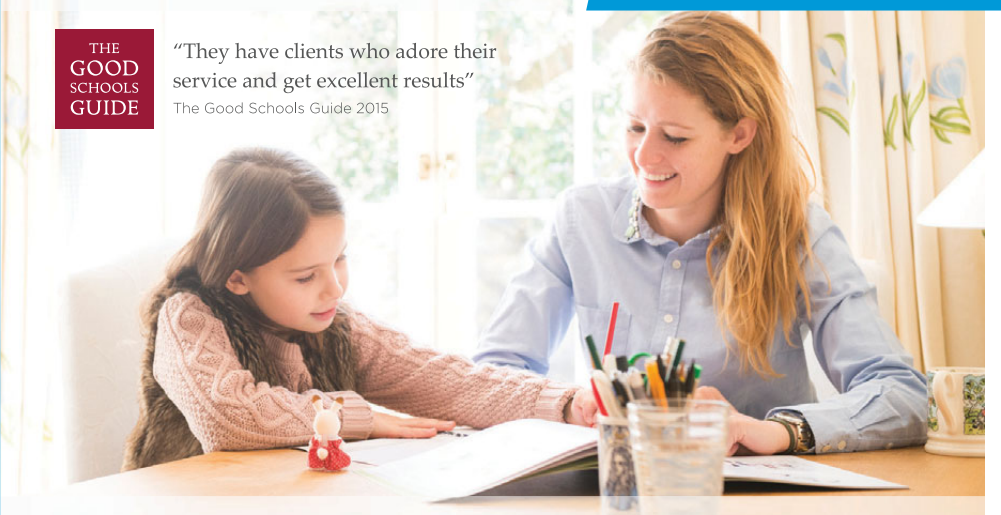
The Good Schools Guide 2015



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Children love digging and growing things, a perfect way to introduce them to the delights of the countryside

SEEDS OF DOUBT

What's better for your child: a country or a city upbringing? Stop choosing, says one education expert, and make the most of both

Words SUE LAIDLAW

As a child, I was always fascinated by the tale of the *Town Mouse and the Country Mouse*. It wasn't the story itself that interested me, but the differences in their lives and their environments. Prior to having children – and as young parents – like many, we thought a great deal about the best place in which to raise our family.

In reality, most parents do not necessarily have much choice in where to bring up their children. Practical factors such as work commutes and potential school places, together with how life evolves, are usually determining factors in where we take root. Debate will always continue over the pros and cons of a country upbringing versus a town or city upbringing – the reality is that there are advantages in both. Our London offspring seem comfortable and happy hopping on a train or tube, and can often navigate their way around confidently and knowledgeably at a relatively young age, whilst their country-based cousins are more confident in different situations.

So how can we balance the delights of an urban upbringing with the advantages of a more rural upbringing? You can start in your own back garden – get them involved with planting, digging, hunting out snails. Children love growing things, so their own garden patch can bring a tiny piece of rural life to a small child.

London children live with many urban risks, but are perhaps not so often exposed to the measured risks that are more readily abundant in the countryside. From an early age, give them opportunities to mess around in streams, climb trees and generally get dirty. If you are able to fill their lives with animals, whether that be playing with insects in the garden, cleaning out their pets, mucking out horses or visiting farms, let them do it.

One father, who made a recent decision to relocate to the country, looked back on how the London lives of his family necessitated driving to Richmond Park each weekend for a real sense of the outdoors – he delighted in how their lives had changed with no such need to do this anymore. It may seem second-best, but there is much to be said for this or for weekends of wild camping (with no social media or technology in sight). Make the most of opportunities to visit friends and family who live in more rural locations whenever possible as this can also open up opportunities for country weekends. As they get older, encourage youth hostelling with friends and Duke of Edinburgh Award activities.

Stereotyping London life versus rural life is probably somewhat clichéd. However, there is no doubt that children (and adults) of all ages benefit from the contrasts and opportunities that are available from different landscapes.

Contact Sue Laidlaw by calling 020 8487 9517 or emailing support@laidlaweducation.co.uk

King's College School correction

In last issue's feature on league tables, where we highlighted the success that King's College School, Wimbledon, has had, we captioned up the accompanying image (above) incorrectly, attributing it to Wimbledon High School. Apologies to both schools and we are happy to clear up any confusion.

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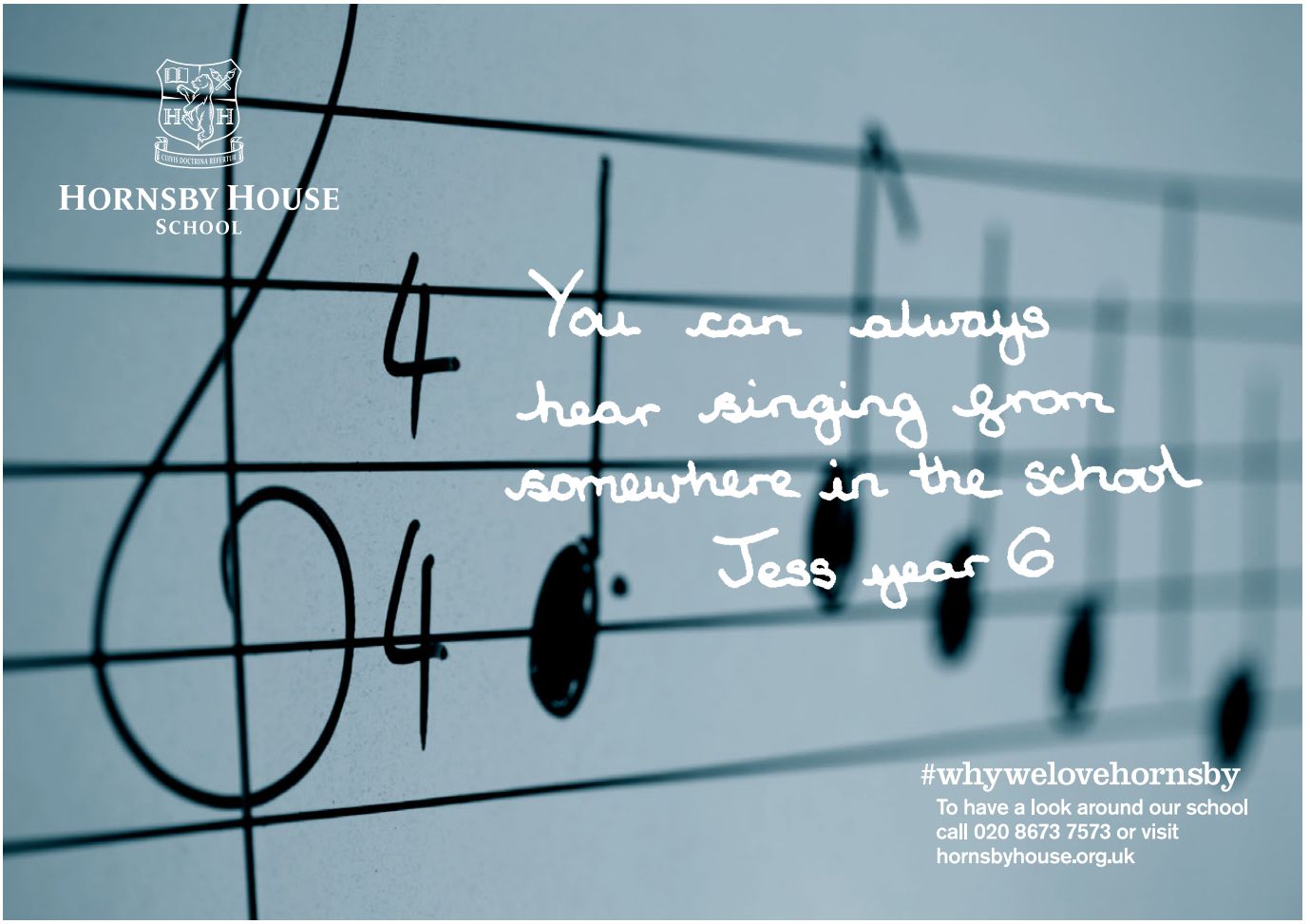

The opening of Wetherby Senior School is a major development for the Alpha Plus Group

SETTING THE STANDARD

The Alpha Plus Group has added to its illustrious roster with the opening of Wetherby Senior School, which has quite a tough act to follow

BY MARK KEBBLE

There's an exciting buzz around the head offices of Alpha Plus Group and it's little wonder why. Over the past week before my visit, they have unveiled the new state-of-the-art DLD College London, which sits in the heart of London overlooking Westminster and the River Thames, and opened the doors to Wetherby Senior School in Marylebone. 'It's history in the making,' says the Group's Director of Schools & Colleges, Jenny Aviss.

My interviewee is well placed to offer such a superlative. Jenny started working with the Group in 1998, at a time when it was owned by Davies, Laing and Dick College and she was still Head of Wetherby Pre-Prep. She has seen the Group evolve in the 17 years since to now own and operate 18 top independent schools, nurseries and sixth form colleges throughout the UK. 'It has always been an ambitious Group,' she says on that evolution. 'We are presented with a lot of opportunities and it's been a case of deciding if those presented will fit with the ethos. We have developed quite slowly – if you look at the history it's not something that has snowballed overnight.'

Although I haven't visited every single Alpha Plus Group school, the ones I have had the pleasure of taking a peek around have left me hugely impressed. They all have their own individual touches, but as Jenny points out, there is a common strand throughout. 'That's the Gold Standard,' she smiles proudly, 'and that's what we are recognised for. That will pervade every area of school life. The children will experience high quality teaching and learning, we will employ the best staff, and the learning environments will reflect the Gold Standard and ensure the children can benefit in the way they should and deserve to.'

The Gold Standard is what we are recognised for. That pervades every area of school life

We talk at length about the involvement of parents, which is crucial to the way the Alpha Plus Group works, and also a sense of the children being proud to be a part of their schools. 'If you were to enter any class you will find very happy children,' Jenny says, 'engaged and stimulated, with very enthused teachers going the extra mile for them. You would find passion and commitment, and amongst the children you would see a real belief, identity and pride in belonging to their school and to wear their uniform. You don't just instil that by simply putting 15 children into a classroom.'

Class size is another important factor of the Alpha Plus Group, and Wetherby Senior will follow the trend. 'It's history in the making for Wetherby,' Jenny repeats where we started, 'we now offer education from two and a half years up to 18. I don't know who was more excited when it opened last week, Nick Baker [the Head], the children or me!' Ambition is again high for the school, with the aim that all boys will apply and transfer to Russell Group universities in the UK, as well as the Ivy League in the US and notable universities across the globe.

DLD College London is already known for its top results – it achieved 98% A level pass rate in 2015 – and the new 15 floor boarding house is sure to push that even higher. It's a stunning building and a real vindication of the beliefs that run deep at the Alpha Plus Group. 'There's a word I didn't let teachers use when I was Head at Wetherby,' Jenny decides on ending with one more superlative, 'and that's awesome – that sums up DLD!'

Find out more about all of the Alpha Plus Group schools and colleges at alphaplusgroup.co.uk

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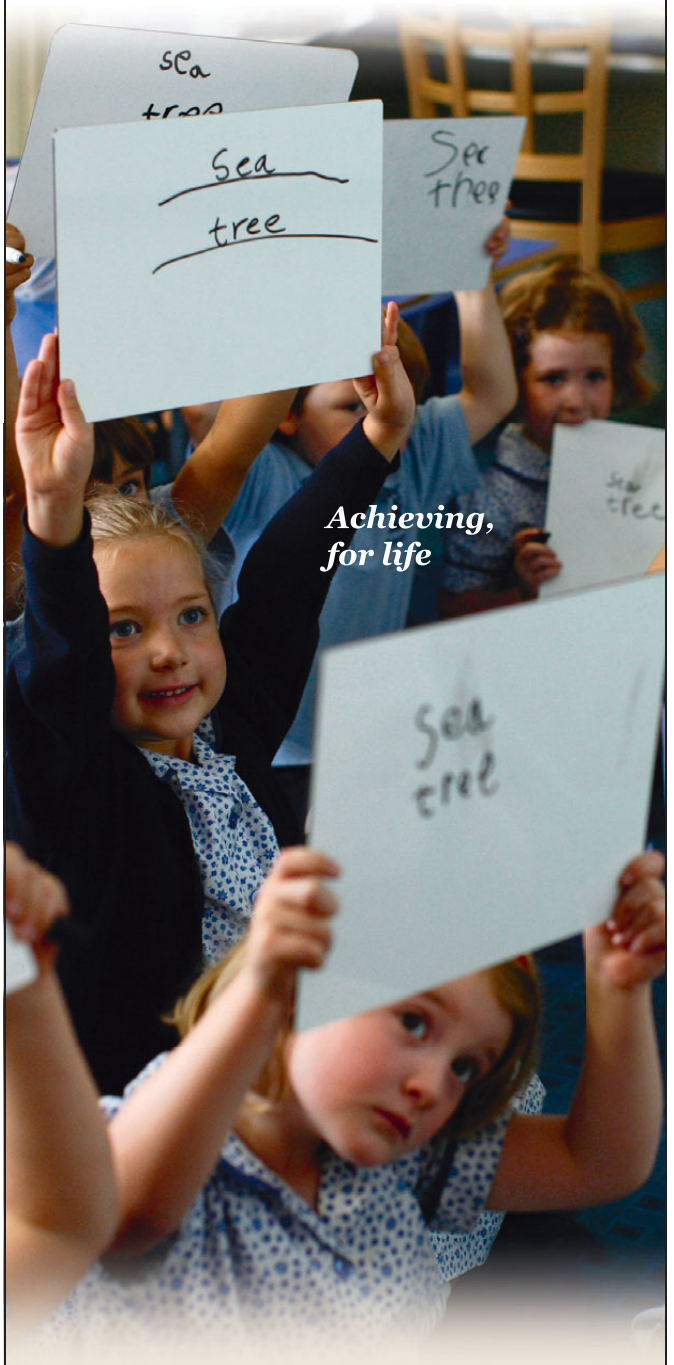

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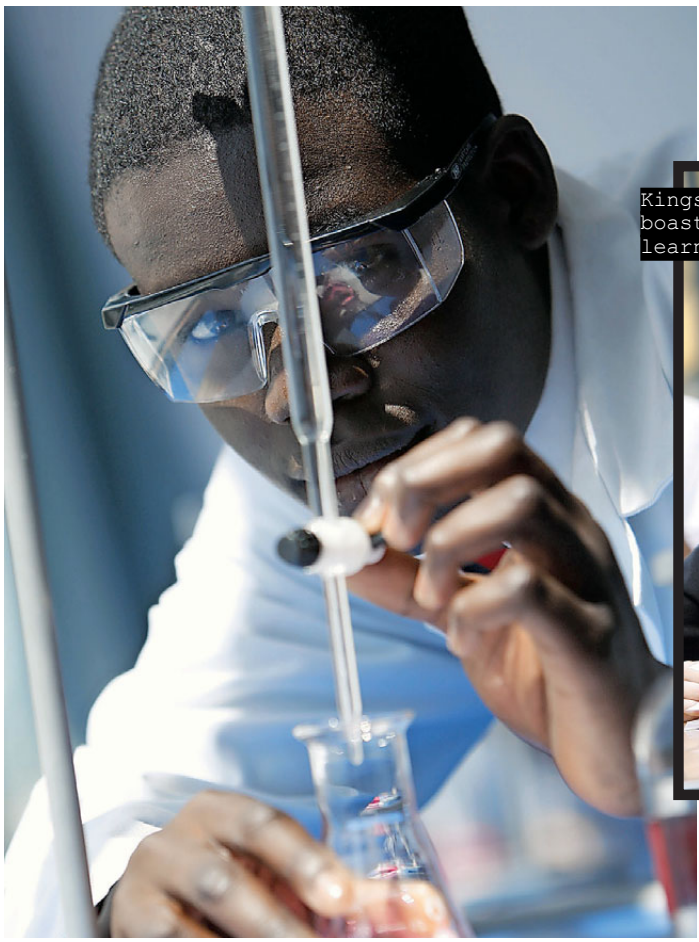


Kingsdale Foundation School boasts an award-winning learning environment

Kingsdale are celebrating their best ever exam results

Harnessing talent

Take advantage of the chance to visit Kingsdale Foundation School and see for yourself how they bring the best out of their students

'Teachers are enthusiastic, have good subject knowledge and plan interesting lessons. There are very good relationships between staff and students.' Ofsted 2012. If you visited Kingsdale Foundation School, you will realise why they receive such glowing reports. **On Wednesday 11 November and Wednesday 2 December** you will have just that opportunity as they will be holding Sixth Form Opening Evenings for September 2016 entry.

Kingsdale is a dynamic, exceptionally popular and progressive school that has invested £30m to develop an award-winning educational learning environment. In their specialist academic Sixth Form, students study a combination of respected traditional, performing arts and creative A Levels, the Baccalaureate, in addition to alternative high value Level 3 courses. Their average class sizes are approximately ten in the Sixth Form. They also pride themselves on their excellent links to the best Higher Education institutions in the world – a residential trip to Harvard and Yale in the USA is organised annually.

Scholarships in Mathematics and the Creative & Expressive Arts are on offer for gifted and talented candidates who meet their entry requirements. Scholars receive free individual or small group tuition provided by expert professionals to the value of £1,000 per annum. Aspiring medical students benefit through their participation in an access to medicine scheme.

Prospective students are invited to come along to their Open Evenings to explore the fantastic opportunities and inspiring state-of-the-art facilities in their dedicated Sixth Form Centre. As Ofsted also noted: 'The range of subjects taught is imaginative, well constructed and contributes well to students' achievement and their outstanding spiritual, cultural and moral development.'

For information on admission to Kingsdale Foundation School's Sixth Form for 2016, visit www.kingsdalefoundationschool.org.uk, call 020 8670 7575 or email sixthform@kingsdale.southwark.sch.uk for a Sixth Form prospectus.

TRAVEL NOTES

Lucknam Park, a member of Pride of Britain Hotels, is a consortium of privately-owned independent British hotels. The beautiful Palladian mansion dates back to 1720 and is just six miles from Bath. A one-night stay in classic room costs from £275 per night (two sharing) including use of the spa/wellbeing centre. See more about Pride of Britain Hotels at prideofbritainhotels.com or call 0800 089 3929

LUCKY STRIKE

Although typically British interventions threatened the Bank Holiday weekend, Lucknam Park still showcased the countryside at its best

Words MARK KEBBLE

Lucknam Park, located close to Bath, is a member of the Pride of Britain Hotels group – but as our journey west began we were encountering a typically British experience. It was a Bank Holiday weekend, so of course it was pouring with rain, and our plans for a nice relaxing train journey to avoid motorway traffic were crushed by a train strike for the whole weekend.

As luck – no pun intended – would have it, these series of events combined to give my wife Karen and I quite an eye-opening welcome to the five-star luxury hotel. The rain had just relented when we turned onto the mile-long drive entranceway to Lucknam Park, an ideal opportunity to take in the magnificent surroundings. The bad weather, too, meant the fire was burning in the drawing room as a couple of families took afternoon tea. It was the perfect way to banish everything going on outside in the real world.

The Park's Michelin-starred food offering is overseen by Hywel Jones

Lucknam Park is a country house at its best, effortlessly elegant and historic

Lucknam Park is a country house at its best, effortlessly elegant and full of history. I loved the sound of a floorboard squeak here and there as we were led to the Juliet Suite. One of the hotel's 42 individually styled rooms and suites, it's deceptively large as we enter the sitting room, before winding round to the larger bedroom with even larger four-poster bed (there's a stool to help you clamber up). The view of the grounds from the sitting room was breathtaking.

Despite the rain, Karen was keen to try out the swimming pool (although only braved the 20m indoor pool, rather than the outdoor hydrotherapy pool) as I nosed around the hotel, meaning we were soon both eager for dinner at the Michelin-starred Park restaurant. Before coming here, our food columnist Tom Parker Bowles waxed lyrical about Executive Chef, Hywel Jones, and it was easy to see why. Karen's haddock to start and turbot to follow were both fantastically cooked, whereas my cut of venison was a tender delight,

accompanied by chocolate jelly, which delighted me far too much. It clearly got to Karen as she determinedly ordered 'Caraibe' chocolate bar with salted ice-cream to finish, despite claiming to be full. No wonder we needed a good hour of digestion by the fire in the library.

The rain continued the next morning, but we didn't care one iota as we headed off to The Spa. Both opting for massages, we were taken to separate therapy rooms and my treatment was undoubtedly one of the best I have experienced. Being sporty, I often have niggles, but my masseuse could detect problem areas without me telling her – and even had some words of advice about how I could treat myself. Above and beyond service. The elements may have been conspiring against us, but if this is what country living in the UK is all about, we are proud to be a part of it.

COUNTRY CHIC

Head to the Cotswolds where a visit to Dormy House will leave you feeling relaxed, recharged and wishing you could move there

Living in London I am well versed in the town versus country debate and have always sworn my allegiance to pavements, art house cinemas and properly made flat whites. But a visit to Dormy House in the Cotswolds has got me thinking.

This you see is no ordinary country house. It's the country house of your dreams, complete with wood-panelled rooms, roaring fires, cosy bedrooms and endless nooks and crannies where you can snuggle down with the Sunday papers, a pot of tea and simply relax.

Add to that bedrooms as big as the average studio flat in London, a buzzy bar and perfect country fare at the Garden Room Restaurant and you can soon see why Dormy House has become such a firm favourite with us stressed-out city types. To make the most of our trip we divided our 48 hour stay with a day of blissed-out rest followed by a day of sightseeing in this beautiful part of England.

Our home for the weekend, the Attic Suite, was perfect. Decorated in modern country style (think funky heirloom furniture and Farrow & Ball colours), it manages to be contemporary but comfortable at the same time, with a double his and hers power shower and underfloor heating throughout. Utter bliss.

An afternoon of swimming in the large infinity pool, being pampered in the spa (I can thoroughly recommend the nourishing Mediterranean Marinade facial) and tea on tap as we waded through the broadsheets was topped off with a delightful meal overlooking the manicured lawns of the Garden Room restaurant.

From the moment we'd arrived till the time we went to bed we hadn't left the hotel and in that short 12 hours I'd managed to relax completely, such is the power of this magical hotel.

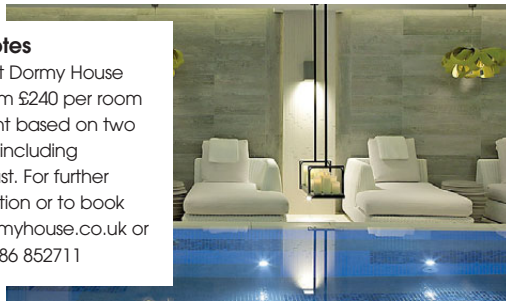
Day two was spent exploring the delights of the nearby Cotswolds towns including famous Broadway with its gothic folly, Broadway Tower, and the splendid high street of Burford where you can buy its namesake eggs and get kitted out in the latest country gear to fit in with the locals.

Yes, you can get a fantastic house in the Cotswolds for £500,000 and yes, I was tempted to sell up in London and move to the sticks. If Dormy House is anything to go by, the Cotswolds residents know they're on to a good thing. No wonder they look in amusement at us Londoners and our tales of 'gritty realism'. Hate to say it, but the coffee here is good too.

WORDS: VICKY MAYER

Trip Notes

Rates at Dormy House start from £240 per room per night based on two sharing including breakfast. For further information or to book visit dormyhouse.co.uk or call 01386 852711



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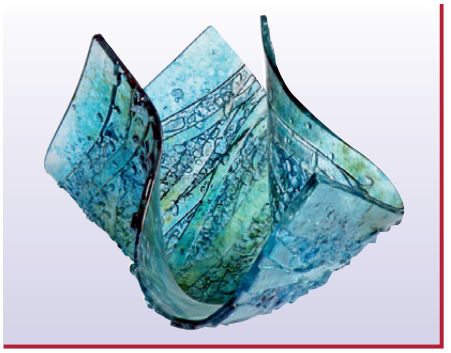

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LIFE'S A BEACH

At Chia Laguna Resort, Sardinia, Catherine McCabe discovers the finer side of the sun lounger holiday

A view from Dune di Campana beach

There are dozens of Mediterranean islands you could choose for a holiday, but only one so moved D.H. Lawrence that he felt compelled to write an entire travel book about it – Sardinia, a place he claimed 'lies outside the circuit of civilisation'.

Along its 1,849km coastline, Sardinia possesses some of the most breathtaking beaches in the world. The southwestern region of Chia in particular brings every clichéd holiday brochure description to life. The Chia Laguna Resort is the largest in the area, containing four hotels, including the only five star, Hotel Laguna, which gives its guests free run of the Dune di Campana beach. At di Campana, yes, the sands really are white and the sea azure blue – clear enough that you can see translucent jellyfish swimming though the water adagio on a windy day. Loungers fill the beachfront row on row, but surrounding protected dunes cast out any nearby buildings, letting the scenery breathe. As a palid-skinned Irish woman who applies factor 50 the second the clouds retreat, I've never been interested in greasing up and sunning – but the sands here were too persuasive.

To experience the more rugged Sardinian landscape at its best, hire a boat

To experience the more rugged Sardinian landscape at its best, hire a boat, and see the islets and caves up close. The best swimming is found boatside, at a distance from the busy shore. On the 16 minute stroll from Hotel Laguna to the next – equally gorgeous – beach 'spiaggia' di Monte Cogoni, you'll find a lagoon with flamingos dotted on the water like mini pink marshmallows.

La Luna restaurant, Chia Laguna Resort

For those travelling with families but in need of a personal break too, head to the new Chia Laguna Natural Spa. One of the highlights of the resort, it has just been completed and features peaceful outdoor hydro-massage pools, a turkish bath and a room dedicated to a body mud treatment. For dinner, there are nine restaurants to try, depending on your mood, but the trattoria-style La Luna stands out with its steaming bowls of mussels, fresh squid and fine wine list.

On a Sardinian beach, I discovered the importance of being idle. Chia Laguna might never have sated the wanderlust of D.H., but for a family after a relaxing all-in break that prioritises beauty over foam parties, this could be the place.

TRIP NOTES

Sardatur holidays offers trips to Chia Laguna (020 8973 2296; sardatur-holidays.co.uk) and has prices from £3,339 per family based on 2 adults and 1 child sharing IHC's Chia Laguna's Hotel Laguna 5* in a Deluxe Room on a half board basis, including shared transfers and return economy British Airways flights from Heathrow. Rates also include wi-fi and beach service; en.chialagunaresort.com

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£5,950,000. Contact Savills: 020 8780 9900; savills.com

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CONTENTS

100 Property news – London's most expensive student digs

102 Insight – have a country-style home in the capital

104 5 of the best... rural-style properties

107 Our six-page country special guides you through the south's finest commuter-belt towns and what they have to offer

141 Hot trend – Eco-friendly homes are the latest hot topic

161 My dream home – a stunning three-bedroom penthouse

168 My month – it's the turn of David Bryant from Andrews estate agent

What do you do when you long for a country pad, and yet your life and work is in the capital and you can't face a long commute? Fret not, you can have a pastoral property in the heart of the city, as we discover when we go on the hunt for country chic homes and locations in this month's Insight feature and pick out '5 of the best' on page 104.

Karen

Karen Tait, Property Editor

Editor's pick: This lovely first-floor one-bedroom apartment is situated in the historic Grade II listed building Putney Park House on Pleasance Road, SW15 and dates back to the 17th century: £550,000 (Chestertons 020 8246 5959)

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PROPERTY *NEWS*

Your update on London's homes & interiors

Bohemian rhapsody

Named in the 1930s by a group of Bohemian writers who met at the Fitzroy Tavern, Fitzrovia was home to names such as Virginia Woolf, George Bernard Shaw and Arthur Rimbaud throughout the 20th century. The area still enjoys a reputation as an artsy, laidback and stylish London quarter, and the latest development to launch onto the market, The Fitzbourne, reflects this panache.

Set on a double corner plot, the six luxurious apartments and two triplex penthouses feature charming corner-bay windows overlooking New Cavendish St and Great Portland St. The Grade II listed building has been sympathetically refurbished by Oakmayne Bespoke, boasting triple-aspect views and the latest in automated home technology, while innovative sliding walls maximise space.

Prices from £2,995,000 (the fitzbourne.com).

The stylish Fitzbourne apartments are situated in a listed Victorian building

The completely refurbished Belgravia townhouse will certainly impress guests

LET ME ENTERTAIN YOU

The latest project from design duo William and Benjamin Samuels is a glamorous seven-storey, seven-bedroom townhouse in Belgravia. The rare-to-market £35m property on Chester Street will feature a home cinema, spa, staff quarters, double garage and private access.

At over 7,100 sq ft, the residence is one of the most prestigious and extravagant in the area, offering generous entertaining areas including a first-floor drawing room with adjacent roof terrace.

The twin brothers started their property development company Wilben (wilben.com), which operates at the top end of prime central London property market, in 2009 at just 22 years old. Now 27 they have exchanged property sales for investors totalling over £50m.

These student digs are less The Young Ones, and more The Lucky Ones

The most expensive student digs ever

Described as 'the most expensive and luxurious student digs ever unveiled in London and marketed to overseas students', Fountain House on Mayfair's Park Lane consists of six luxury apartments, five with two bedrooms and a single three-bedroom triplex. Overlooking Hyde Park, the 'student digs' are being marketed by Mayfair agent Wetherell (Wetherell.co.uk) to wealthy overseas students, and are available from £2,250 to £5,250pw (£21,000pm, £252,000pa).

Meanwhile, a report from lettings specialist EJ Harris (ejharris.co.uk) reveals that there are over 107,000 international students studying in London, contributing £600m in rental income to the capital.

Overseas students typically pay £500- £600pw for a two-bedroom apartment in Notting Hill, South Kensington, Shepherds Bush or Bayswater. However, the wealthiest seek out top addresses in Mayfair, Knightsbridge and South Kensington, spending up to £1,500pw (£6,000pm, £72,000pa) – some three times the average UK wage of £26,500pa.

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LONDON POSTCODE, *country style*

Is it possible to have the best of both worlds – a taste of the country in the city?

Words KAREN TAIT

The grass is always greener on the other side. It's easy to long for a city buzz if you're stuck in the depths of the countryside, or for pastoral peace when rushing around London, late for your next appointment.

Despite the sometimes negative image of the city – a dirty, noisy, hectic place – there are pockets of London that feel more like a village than a concrete jungle. With the upsurge in popularity of farmer's markets and artisan shops, there are more opportunities to lead a country-style life in the city than ever before.

London villages

London has always been a city made up of many villages, but especially so now when it seems like almost every week a new 'village' pops up. Cynics might say that just by adding the word 'village' to a London location, house prices go up, but there's more to it than that. It's the sense of community that makes the difference, and that comes from the environment as well as the residents.

Green space is at the heart of country life but you can have that in London too

Some of the best London villages include Marylebone Village, Shepherd Market, Chelsea Green, East Bloomsbury, Exmouth Market, Little Venice, Hampstead, Highgate, Wimbledon, Barnes, Stoke Newington's Church Street, Peckham's Bellenden Road and Victoria Park Village.

They're characterised by quaint shops, friendly cafés and a welcoming pub, with good schools in the vicinity. No self-respecting village is without a festival or fete either, along with other village-like events such as craft fairs, Christmas markets and school open days.

Farmers markets bring a real taste of the country to the city, both literally and figuratively. You can find them all across the capital, with some great ones in Marylebone, Pimlico, Balham, Islington, Brixton, South Kensington, Peckham, Walthamstow and Wimbledon.

A village green is the cherry on the icing, where people can enjoy a quiet al fresco lunch, take their kids to play or soak up some sun – Parson's Green and Newington Green are good examples.

'Residents of Marylebone, when walking along the High Street, can greet their neighbours and shopkeepers just as they would in a small country town, with the weekly farmer's market offering further opportunities for a gossip,' comments Simon Hedley of London estate agent Druce. 'Although we are in the centre of London, there is very much a rural community feel in our London village – albeit a rather glamorous one.

A country home in the middle of London – seven-bed home on Addison Road, W14: £16.5m (Russell Simpson, 020 7225 0277)

'In the last few years we have seen a growth in the number of downsizers coming back into central London, having sold up, or handed down to children, their large country houses. They like the proximity of Marylebone to the capital's theatres, shops and museums as well as the ease of keeping a smaller, low maintenance property in town. Not willing to completely give up on the country lifestyle, they are often looking for low maintenance gardens or terraces, where they can keep herbs and some pots and climbers.'

Developers know the value of a village name too – Berkeley Homes' Kidbrooke Village has risen like a phoenix out of the flames in south-east London, while Greenwich Peninsula bills

itself as 'London's ultimate village' with its Urban Village Fete celebrating local design, music, art and craftsmanship.

Green space

Of course, there's more to the country than close communities. Green space is at the heart of a country lifestyle, but in London you can have that too. In fact, some 47% of London is green, according to Greenspace Information for Greater London, which proposes that the capital becomes the UK's newest national park.

From formal gardens to rambling commons, London has it all. At the heart of the city, Hyde Park and Kensington Gardens are enjoyed by locals and tourists alike; properties overlooking the park command some of the highest prices in the capital. You can get lost in huge swathes of green space on Hampstead Heath, Wimbledon Common or Regents Park, and genuinely feel as if you're in the country; Richmond Park is the largest green space at 955ha.

Charming house with lovely garden on Portland Rd, W11: £4,975,000(Strutt & Parker, 020 3773 3674)

'Living close to London's parks presents the best of both worlds for those who keep the country close to their heart yet want the benefit of central London nearby,' says Natasha Dunn of Savills. 'In Richmond, residents don Hunter wellies and a Barbour to stomp around the park (or pick up milk); you can feel like you're in the country yet not look out of place. It also helps that we're surrounded by country-style houses, pubs and restaurants; between The Dysart and The Lass O'Richmond, it can be easy to forget you're in London.'

Country chic homes

For a leafy outlook and community focus, London's garden squares and communal gardens are hard to beat, although you'll pay more for homes in these sought-after locations.

Growing families seeking larger private gardens (and homes) often move out of Zones 1 and 2, swapping Notting Hill for Ealing or Chelsea for Chiswick, for example. But you don't have to leave the heart of the city. Here you can find country style homes tucked away in quaint cobbled mews or in leafy streets lined with pretty Victorian terraces. And once you close your front door, you can create your own rural retreat wherever you are in London, with farmhouse kitchens and pastoral decor.

5 of the best... COUNTRY-STYLE HOMES

These gorgeous properties showcase the best rural looks in the city

CHARMING LOOKS

Church Street, TW7, £2,650,000

Every room in this detached double-fronted Queen Anne house has a unique ambience, but there is a wonderful sense of flow throughout from the quintessential english drawing room to the warm tones of this reception room. The house has six bedrooms and three bathrooms.

Savills, 020 8614 9100

RURAL KITCHEN

Somerset Road, SW19, £5,950,000

Designed by the renowned architect and artist M H Baillie Scott, this six-bedroom detached property has 0.5 acres of beautiful landscaped gardens. The Tudor-style architecture and period details are not its only draw – there is an indoor swimming pool and tennis court too.

Robert Holmes, 020 8947 9833

CITY LODGE

Christchurch Road, SW14, £7,950,000

Originally built in the 1740s as a hunting lodge, Percy Lodge is believed to be the only 18th-century house that survives in the area. This traditional country-style reception room, with a live fireplace, is one of five in total in the seven-bedroom, four-bathroom property.

Strutt and Parker, 020 7318 5190

VICTORIAN SPLENDOUR

Henning Street, SW11, £1,695,000

After receiving an extension to its side on both the ground and first floor, the wider width of this Victorian property creates ample space. The wooden floors and fireplace with brick surround adds a real charm to its kitchen. The three-bedroom property lies east of Battersea Park.

John D Wood, 020 7228 0174

Online
For more photos from this feature visit theresident.co.uk

OAK-BEAMED INTERIORS

Sheen Lane, SW14, £5,500,000

The magnificent vaulted hall is one of the highlights of this impressive five-bedroom property, which has been modernised by its current owners. The grounds have been restored to their original design, with three defined garden areas and a side courtyard, and there are seven working fireplaces throughout the property in total.

Chesterton's, 020 8104 0580

PHASE 1
ALL SOLD

SUNDRIDGE PARK

BY MILLGATE

Willoughby Lane off Plaistow Lane, Bromley, Kent BR1 3TP

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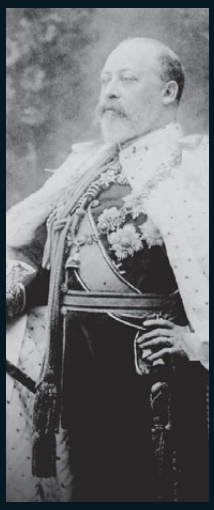

A location once visited by King Edward VII and Napoleon III, Sundridge Park is an exclusive collection of luxury townhouses, apartments and detached homes. Set in 275 acres of Kentish parkland between two renowned golf courses, 10 miles from the centre of London, Sundridge Park is a truly unique development.

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Prices correct at time of print. External image of townhouses at Sundridge Park. Distances taken from googlemaps.co.uk and are approximate only.

LET'S MOVE TO THE COUNTRY

{THE RESIDENT GUIDE TO MOVING AWAY FROM LONDON}

SHELLEY'S FOLLY, EAST SUSSEX

GREEN AND PLEASANT LAND

Five of the best places to buy your dream country home

As much as we love all that London has to offer, a yearning for space and fresh air means more and more of us are looking to the countryside for our next dwelling. Over the next few pages, Jessica Bardini looks at five counties that are currently tempting people to move, investigating Berkshire and its many attractions, East Sussex's vibrant seafront, Kent's history, Surrey's rolling fields and West Sussex's rural wonders.

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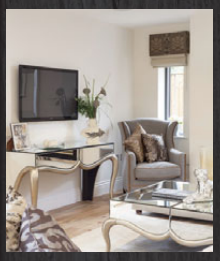


To book an appointment to view, please contact:

01689 882 988

acornnewhomes.co.uk

Sat Nav Ref: TN15 6NN

LANGFORD RUSSELL UNIQUE

Incorporating: acorn New Homes

YOUR DREAM COUNTRY HOME
An exceptional Grade II listed Arts and Crafts country house with well proportioned and presented accommodation, surrounded by its own secluded and established grounds of 10.5 acres. Glen House is available for £4,500,000 (savills.co.uk).

COOL *KENT*

From commuter friendly Sevenoaks to historic Canterbury, Kent offers so much choice

Famously known as the Garden of England, Kent offers commuters a great place to live and to educate children. The county offers very diverse landscapes and locations, and boasts some of England's greatest heritage sites and gardens such as Canterbury Cathedral, Hever Castle and Penshurst Place. The 350 mile Kent coast is an attraction in itself with the famous White Cliffs of Dover offering a perfect spot for a picnic and great photo opportunities. In addition there are world-class art galleries such as Turner Contemporary located on the seafront at Margate along with Maidstone Museum and Bentlif Art Gallery. Not to mention wineries such as Chapel Down near Tenterden and Kent's oldest commercial vineyard, Biddenden, established in 1969. With universities dotted around the Kent area too, students bring some youthful diversity to the county.

THE 5 BEST

Places to buy in Kent

SEVENOAKS
Since the railway arrived in 1862, Sevenoaks has been a popular location for commuters travelling into London; it also benefits from being close to the M25 and M20.
Journey time: 35 minutes (to Charing Cross)
Season ticket: £3,288
Average house price: £573,346

TUNBRIDGE WELLS
Surrounded by fine countryside, this is an attractive place to buy. It's also a great place to educate your children with some great local schools close by.
Journey time: 55 minutes (to Charing Cross)
Season ticket: £4,364
Average house price: £385,696

CANTERBURY
Canterbury is a picturesque city, full of history with youthful vibes due to the universities; it's perfect for commuters looking for a country lifestyle.
Journey time: 54 minutes (to St Pancras)
Season ticket: £5,124
Average house price: £254,464

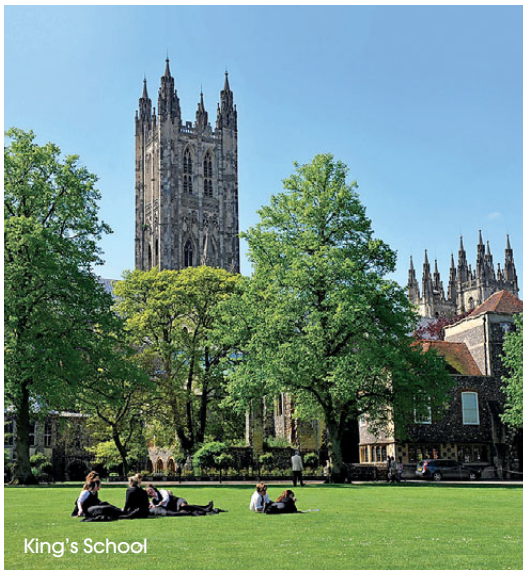
WESTERHAM
Located on the borders of Kent, this small market town is filled with cafes, pubs, restaurants and even has its own brewery. It has easy access to the M25 and Gatwick.
Journey time: 40 minutes (Oxted to London Victoria)
Season ticket: £2,148
Average house price: £400,423

PENSHURST
It may be a little far out from London, but if you're looking for a small unspoilt village Penhurst is perfect. It's famous for a home once owned by Henry VIII.
Journey time: 1 hour 5 minutes (to Victoria)
Season ticket: £3,724
Average house price: £790,797

BEST KENT SCHOOLS

Top private prep schools: Ashford School (mixed), Rose Hill School (mixed), Hilden Grange Preparatory School (mixed)

Top private secondary schools: King's School (mixed), Tonbridge School (boys), Benenden School (girls)



King's School

NIGHTINGALE ROAD, KEMSING, SEVENOAKS

£385,000

On a quiet residential street overlooking a large grass area fronting allotments, the house is spacious downstairs with a huge lounge overlooking the front and rear gardens. Upstairs the house offers ideal family accommodation and a well-appointed family bathroom. The kitchen and dining room offer great family space, and the rear garden is safe and enclosed with a lovely pergola. EPC Grade D

Tel: 01732 456 203 **Sevenoaks Branch**

NOAHS ARK, KEMSING, SEVENOAKS

£300,000

This is a picture perfect terraced cottage with a beautiful, quality finish throughout. The lounge and dining room have been opened through, with two open fireplaces making a great focal point. The cleverly designed, separate kitchen spans the width of the house. The bedrooms upstairs are a good size and the landscaped garden is laid out to make the most of the space. EPC Grade C

Tel: 01732 456 203 **Sevenoaks Branch**

HIGH STREET, SEAL, SEVENOAKS

£250,000

This end of terrace cottage is stacked full of unique features; solid wood floors, beamed ceilings, original doors with latches and small nooks and cupboards are dotted around this charming home. The kitchen and bathroom have been updated sympathetically but with the modern style and finish you'd expect, and to the rear is a lovely courtyard garden just off the kitchen. EPC Grade D

Tel: 01732 456 203 **Sevenoaks Branch**

OLD FARM SHOP NORTH ROAD, GOUDHURST

£575,000

This detached barn was converted in 2000 to provide spacious and immaculately-presented accommodation with far-reaching countryside views. The landscaped gardens are a particular feature and there is also a detached barn with double carport, workshop and utility area, with a studio above which has permission granted to be altered to a one bedroom annexe. EPC Grade E

Tel: 01892 833 388 **Paddock Wood Branch**

Genuinely helpful

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TONBRIDGE ROAD, TUNBRIDGE WELLS
£1,200,000

A substantial detached Edwardian family home sitting in its own grounds. With two large reception rooms and a further spacious family room which opens out to the garden, benefits also include a large heritage style double garage and a decked terrace with a hot tub. The expansive lawn leads to the woodland area as well as a pond. EPC Grade E

Tel: 01892 323008 **Pembury Branch**

LOWER GREEN ROAD, TUNBRIDGE WELLS
£580,000

A charming Grade II listed detached character home within easy reach of village facilities and local primary school. The sitting room features an open inglenook fireplace, with a separate dining room. The kitchen overlooks the pretty garden and upstairs are three bedrooms, a study and family bathroom as well as two attic rooms. Plus a workshop and cellar, detached garage and off-road parking.

Tel: 01892 323008 **Pembury Branch**

HARLEQUIN LANE, CROWBOROUGH
£675,000

Perfectly placed in a secluded position within walking distance of the golf club, Jasmine House is the ideal family home. Offering spacious accommodation with two en suite shower rooms and a further family bathroom. The main living room and the family room have French doors opening to the lovely garden and the large double garage has an attached workshop/store. EPC Grade TBC

Tel: 01892 652 833 **Crowborough Branch**

HURTIS HILL, CROWBOROUGH
£475,000

Perfectly positioned on Hurtis Hill as it approaches the golf course, this delightful cottage retains many original features. Light and spacious, with three well-proportioned bedrooms and a further attic area currently used as an artist's studio. The dining room opens onto the conservatory, which leads to an elevated decked area with views across the secluded garden. EPC Grade F

Tel: 01892 652 833 **Crowborough Branch**

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The Property Ombudsman SALES

YOUR MOVE

Windsor Castle is just one of Berkshire's many attractions

THE BEAUTY OF *BERKSHIRE*

Berkshire has plenty to offer to Londoners looking for a country lifestyle with city finesse

Whether you're visiting for the weekend or considering a permanent move out of London, Berkshire offers plenty of attractions. From Windsor Castle and Legoland to Donnington Castle and Highclere Castle (home of Downton Abbey), you'll feel like you're a million miles away from the hustle and bustle of London. Plus with some of the UK's most celebrated restaurants including The Waterside Inn and The Fat Duck (both in Bray) you won't sacrifice the chance to eat fine food if you live here. Add to that the area's exceptional shopping centres, riverside wildlife and wonderful walks and you've got the perfect blend of country and city living.

THE 5 BEST

Places to buy in Berkshire

PANGBOURNE
Just five miles from the M4 with its own train station, Pangbourne isn't just commuter friendly, it's on the River Thames and offers picturesque properties.
Journey time: 51 minutes (to Paddington)
Season ticket: £4,188
Average house price: £583,238

SUNNINGDALE
If you're looking for private schools, golf courses, a large family home or want to be close to Heathrow, Sunningdale could be perfect for you.
Journey time: 53 minutes (to Waterloo)
Season ticket: £3,220
Average house price: £741,489

KINTBURY
It may be furthest west, but Kintbury is a quintessential West Berkshire village, with lovely pubs next to the canal and lots of properties, from cottages to country houses.
Journey time: 65 minutes (to Paddington)
Season ticket: £4,668
Average house price: £414,503

WINDSOR
Situated on the River Thames and home to the Royal Family, this town offers beautiful and famous surroundings and is a remarkable place to call home.
Journey time: 41 minutes (Windsor & Eton Central to Paddington)
Season ticket: £2,700
Average house price: £486,810

BEACONSFIELD
A fast journey into town makes Beaconsfield a firm favourite with commuters.
Journey time: 30 minutes (to Marylebone)
Season ticket: £2,988
Average house price: £939,190

BEST BERKSHIRE SCHOOLS

Top private prep schools: Cheam School (mixed), Elstree School (boys), Horris Hill (boys)

Top private secondary schools: Eton (boys), Charterhouse (mixed), Wellington College (mixed)

YOUR DREAM COUNTRY HOME
This 16th century Grade II listed country house offers seven bedrooms and is set within mature, secluded grounds with a private lake. Knight's Hall is on the market at £5,500,000 (knightfrank.co.uk).

HARDINGS

Beauchamp Terrace Windsor **£715,000-£735,000**

Three brand new mews style town houses built to a stunning contemporary design. Sitting room, part glazed open plan kitchen/dining/family room with bi-fold doors, 3 double bedrooms + 1st floor study, 2 bathrooms, rear garden, off street parking. EPC B

Trinity Place Windsor **£1,600,000**

A beautiful Grade II Listed town house in a prestigious town centre location. Sitting room, family room, WC, kitchen/breakfast room, utility room, dining room, 4 bedrooms (1 currently used as a dressing room), 2 shower rooms, bathroom, garden with patio area, off street parking.

St Marks Road Windsor **£970,000**

A substantial Victorian villa with potential for extension (stpp), just a short walk from the town centre. Sitting room, dining room with garden access, kitchen/breakfast room, utility/cloakroom, 4 bedrooms, family bathroom, south facing garden, original fire surrounds, no chain. EPC F

Alexandra Road Windsor **£700,000**

In an attractive setting facing All Saints Church, a Victorian terraced villa in this prestigious town centre location. Double reception room with original fireplace, full width Shaker style kitchen, 3/4 bedrooms, bathroom, large loft area with dormer and stairs, west facing garden, no chain. EPC D

Rail connections to London Waterloo and Paddington via Slough. Approx 8 miles to Heathrow Airport.

hardings.co.uk 11 High Street, Windsor SL4 1LD **01753 833118**

North Downs offers a tranquil spot to watch the world go by

SUPER *SURREY*

Offering some of the UK's finest countryside, Surrey is a popular location for London commuters

Home to Hampton Court Palace and not too far from London, Surrey provides a manageable commute to the city, with the county's well-known hotspots allowing you a chance to escape the stress of the capital. It's easy to walk your dog along the Surrey Hills, an area of natural beauty near Dorking, while petrolheads will love the Brooklands Museum in Weybridge, where you can see an exhibition of cars and learn about the history of the world's first purpose-built motor racing circuit. If you're a history buff take a trip to the famous Magna Carta memorial in Runnymede.

THE 5 BEST

Places to buy in Surrey

EPSOM
A short commute into London makes Epsom an attractive place to call home, with the Epsom Downs racecourse holding annual events such as Ladies Day and historic Derby Day.
Journey time: 38 minutes (to Waterloo)
Season ticket: £2,092
Average house price: £436,051

WEYBRIDGE
A very popular town, where it's possible to travel to London with ease whether by train or car as it's in close proximity to both the M25 and M3.
Journey time: 35 minutes (to Waterloo)
Season ticket: £2,792
Average house price: £665,085

COBHAM
If you're looking for a prestigious luxury home with a country feel, the village of Cobham is the perfect place for you. It also benefits from being close to Walton and Esher for a night out.
Journey time: 40 minutes (to Waterloo)
Season ticket: £2,500
Average house price: £989,194

GODALMING
This picturesque market town is situated close to Guildford and is surrounded by some of England's finest countryside.
Journey time: 48 minutes (to Waterloo)
Season ticket: £4,372
Average house price: £476,059

FARNHAM
With Farnham station providing frequent trains into London Waterloo, this is an attractive place to live, whether a commuter is looking for an escape from the city or a family looking for great education and schooling for their children.
Journey time: 54 minutes to Waterloo
Season ticket: £3,780
Average house price: £493,508

BEST SURREY SCHOOLS

Top private prep schools: Green Prep School (mixed), Lanesborough Preparatory School (boys), St Hilary's School (mixed)

Top private secondary schools: Guildford High School for Girls, Whitgift School (Boys), Danes Hill School (mixed)

YOUR DREAM COUNTRY HOME
This is one of Surrey's most attractive small estates, incorporating a beautifully appointed country house, with two secondary cottages and extensive outbuildings, not to mention pasture and woodland of about 50 acres. Barnfield House is on the market at £6,750,000 (hamptons.co.uk / savills.co.uk).

Incorporating

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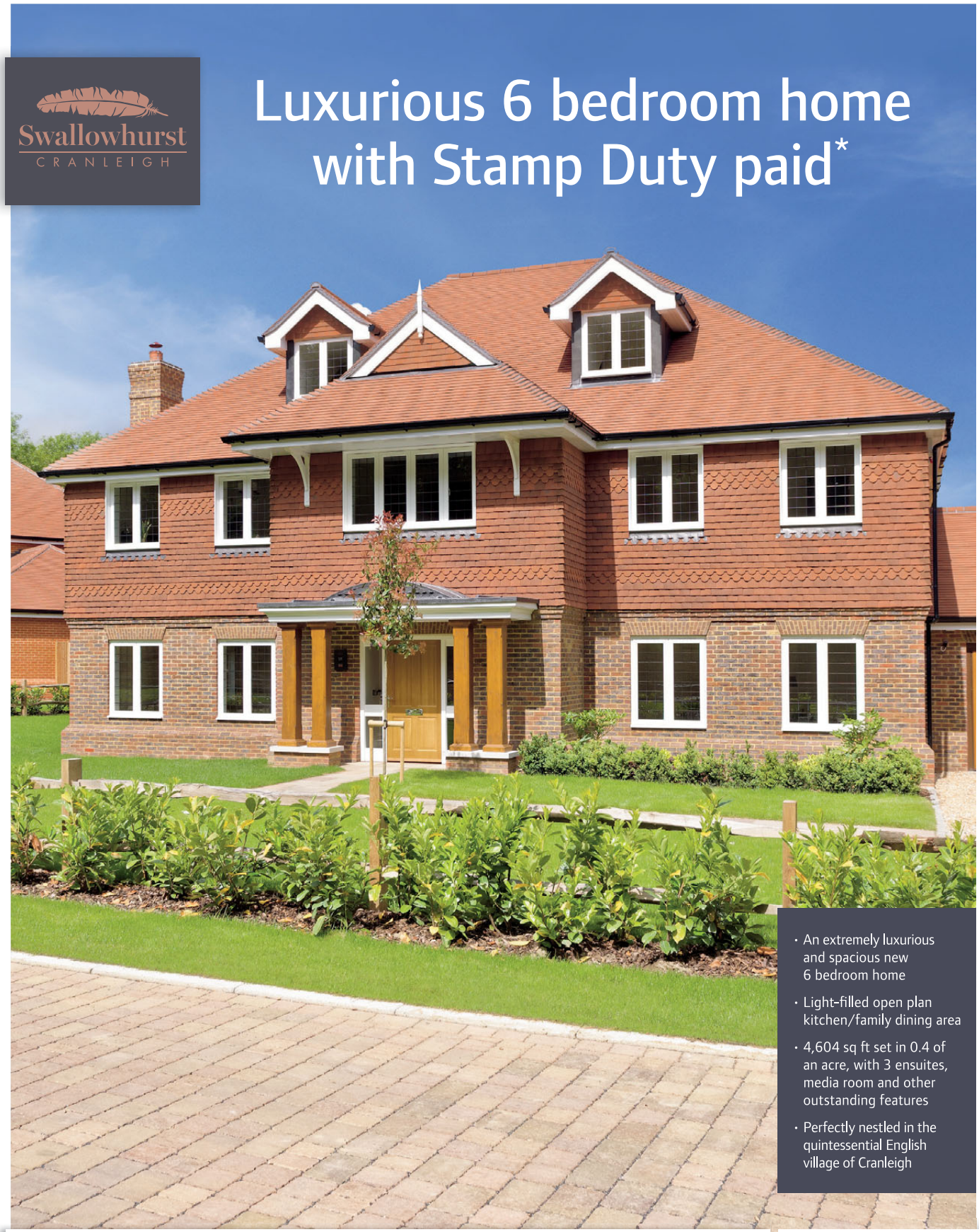
Swallowhurst
CRANLEIGH

Luxurious 6 bedroom home with Stamp Duty paid*



- An extremely luxurious and spacious new 6 bedroom home
- Light-filled open plan kitchen/family dining area
- 4,604 sq ft set in 0.4 of an acre, with 3 ensuites, media room and other outstanding features
- Perfectly nestled in the quintessential English village of Cranleigh

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6 bedroom detached home, price on application

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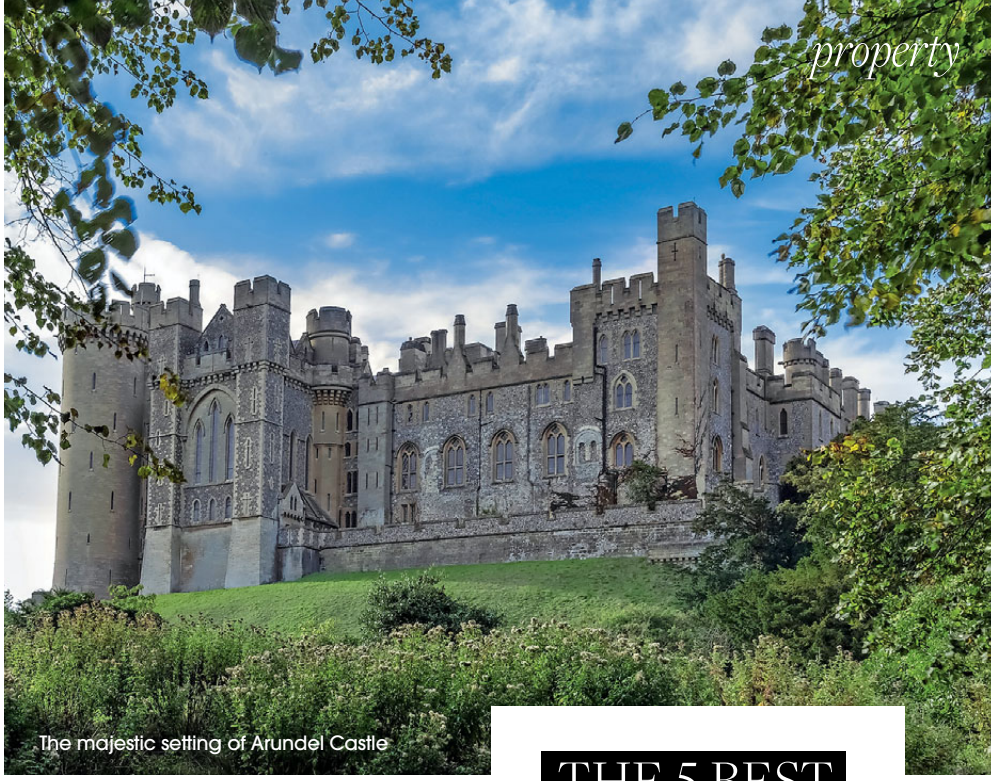
Linden HOMES

*Stamp Duty paid offer on Plot 57 The Alford home only and limited to reservations made by 01/11/15. Not in conjunction with any other offer. Terms and conditions apply. Photograph shows a typical Linden home at Swallowhurst. Details correct at time of going to press.

BEST WEST SUSSEX SCHOOLS

Top private prep schools: Lancing College (mixed), Cottesmore School (mixed), Pennthorpe School (mixed)

Top private secondary schools: Lancing College (mixed), Towers Convent School (girls), Christ's Hospital (mixed)



The majestic setting of Arundel Castle

THE WONDERS OF *WEST SUSSEX*

Beautiful beaches and spectacular rolling countryside give this county the wow factor

More rural than its East Sussex neighbour, West Sussex offers country and coastal locations suitable for everyone. Bognor Regis and West Wittering are the usual favourites and there are some very attractive towns and villages here where you can buy big country houses or endearing rural bolt-holes. Country lovers will welcome the chance to walk across the South Downs Way where you can enjoy country and sea views. West Sussex is also full of pretty villages and historic towns such as Chichester and Arundel. Five miles north of Chichester lies the famous Goodwood Racecourse, where equestrian fans can enjoy racing all year round.

YOUR DREAM COUNTRY HOME
A quintessential Grade II listed cottage, with a separate courtyard development including a Sussex Barn with planning for Bed & Breakfast accommodation in the peaceful hamlet of Wepham. The Thatched Barn is currently on the market at £1,750,000 (knightfrank.co.uk).

THE 5 BEST

Places to buy in West Sussex

HASSOCKS
If you're looking for a small village to call home that's easy to commute to and from, this is the perfect spot.
Journey time: 70 minutes (to London Bridge)
Season ticket: £3,588
Average house price: £400,284

CHICHESTER
Being the only city in West Sussex, Chichester has a great buzz about it with plenty of places to eat and drink. The schools here rate highly too.
Journey time: 96 minutes (to Waterloo)
Season ticket: £4,704
Average house price: £325,642

HAYWARDS HEATH
In close proximity to the M23 and M25, with direct trains into London and surrounded by glorious countryside, this is the perfect place to live for commuters.
Journey time: 50 minutes (to Victoria)
Season ticket: £4,132
Average house price: £343,676

HENFIELD
Although Henfield doesn't have its own train station, it boasts charmingly traditional village features with old inns, a common and an ancient parish church.
Journey time: 70 minutes (Hassocks to London Bridge)
Season ticket: £3,588
Average house price: £374,067

HORSHAM
With a history dating back to the 18th century, plenty of trails and countryside and the town centre offering a range of high street shops, this market town offers something for all the family.
Journey time: 70 minutes (to London Bridge)
Season ticket: £3,880
Average house price: £318,868

BEST EAST SUSSEX SCHOOLS

Top private prep schools: Battle Abbey School (mixed), Ashdown House (mixed), Claremont School (mixed)

Top private secondary schools: Brighton College (mixed) Mayfield School (girls), Eastbourne College (mixed)

Brighton College is one of the UK's top independent schools

EAST SUSSEX MAGIC

Home to both Brighton and Hastings, a favourite with Londoners looking to leave the city behind

Famous for its beaches and rolling Downs, East Sussex is a perennial favourite with Londoners who are looking for a country life with city benefits. Here you'll find some of England's great historic landmarks such as the Battlefield of 1066 near Hastings and the Royal Pavilion in Brighton. Brighton and Hove is the number one destination for Londoners, but those with an eye for a bargain should look inland at East Sussex's delightful towns and villages too. Parents will be pleased to know that the schools here are excellent, from Pre-prep right up to University stages.

YOUR DREAM COUNTRY HOME

Shelley's Folly was built in the style of Sir Christopher Wren around 1686 by Theobald Shelley as a gentlemen farmer's residence. The nine-bedroom property is situated four miles from the market town of Lewes, which offers a range offers a range of great schools, shops and a train station. Shelley's Folly is on the market for £3,950,000 (hamptons.co.uk / savills.co.uk).

THE 5 BEST

Places to buy in East Sussex

LEWES

Offering views over the South Downs and a must-visit farmers' market on the first Saturday of every month, Lewes is a very pleasant place to call home.

Journey time: 90 minutes (to London Victoria)
Season ticket: £4,068
Average house price: £380,816

ETCHINGHAM

With both modern developments and plenty of 18th century properties to buy, prices here are slightly more than surrounding areas, but it's still a fantastic place to live.

Journey time: 80 minutes (to Charing Cross)
Season ticket: £4,660
Average house price: £519,650

BRIGHTON

Brighton's famous beach and picturesque Laines are a big pull, but you shouldn't overlook nearby Hove too for great housing stock and some lovely places to shop and eat.

Journey time: 53 minutes (to Victoria)
Season ticket: £4,068
Average house price: £337,511

HASTINGS

House prices in Hastings are lower than Brighton and Hove, but an arty crowd are starting to improve the look and feel of the town and prices are heading north. The area also has great restaurants and pubs.

Journey time: 110 minutes (to Charing Cross)
Season ticket: £4,540
Average house price: £180,255

CROWBOROUGH

With a handy train station, Crowborough is ideal for commuters and has become a hotspot for new home developments.

Journey time: 70 minutes (to London Bridge)
Season ticket: £2,816
Average house price: £324,517

SOURCE: RIGHT MOVE/NATIONALRAIL.CO.UK; ALL FIGURES CORRECT AT THE TIME OF GOING TO PRESS

Move to the country

Are you considering a rural relocation? The Country House Company has two exciting opportunities...

The Court House, Hambledon

This landmark house in the desirable South Downs village of Hambledon features elegant reception rooms with large sash windows, enabling significant natural light into the house. Whilst now requiring modernisation, the property's proportion, elegance and inherent period detail provides a wonderful base from which to create a delightful family home. The gardens are exceptional, amounting to over 2.25 acres. A further 6.7 acres of paddock land, adjacent to the gardens, are available by separate negotiation.

'This really lovely house has many appealing characteristics that distinguishes it from other village houses. The seclusion and peace in the wonderful gardens and the opportunity to acquire additional paddock land is rare,' comments Patrick Glynn-Jones.

East House, Petworth

East House has been painstakingly restored, returning it to the grace and elegance of its origins. The ground floor, with a commercial planning use, has recently been used as antique showrooms. The upper floors have a residential use and feature a striking open-plan reception room, with dining area and recently-fitted kitchen. There are three double bedrooms and two bathrooms.

Caroline Holley remarks, 'This is an ideal opportunity for those wishing to run their own retail business and live in one of England's prettiest and best known towns.'

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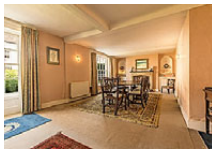
THE COUNTRY HOUSE COMPANY

Petworth, West Sussex — Guide £795,000

Elegant Georgian Grade II listed home with retail premises.

Reception hall | 2 Ground floor showrooms | Cloakroom | 27ft Drawing room with dining and kitchen area | 3 Bedrooms | En suite shower room | Family bathroom



Hambledon, Hampshire — Guide £2,000,000

Gracious Grade II listed village house with wonderful gardens.

5 receptions | kitchen/breakfast room | pantry/utility | cellar | master suite 5 further bedrooms | family shower room | Annex with hall, sitting room, kitchen, bedroom, bathroom | Garden room | 2 garages | Stabling and outbuildings | Gardens 2.25 acres (approx) | Additional 6.7 acres available

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RICS

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WOLDINGHAM — SURREY

OIEO £2,500,000 — 01932 576 600

INSIDE THIS HOME

Impressive Victorian Country Home; In Need Of Refurbishment Throughout; Period Features; 10 Bedrooms; Separate 3 Bedroom Coach House; Outstanding Views; Set In Approximately 4 Acres Of Land (Subject To Measured Survey); Area Of Outstanding Natural Beauty; Offered Chain Free; EPC Rating F.

"THE LOCATION HERE REALLY COULD NOT BE ANY BETTER."

EXQUISITE FEATURES

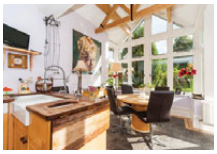
EPSOM — SURREY

£1,579,000 — 01932 576 600

"THIS HAS BEEN A VERY SPECIAL HOME TO SPEND TIME WITH FRIENDS AND FAMILY."

INSIDE THIS HOME

Wonderful Period Detached Home; 6 Bedrooms; Beautiful Kitchen/Family Area With Garden Room Addition; Dual Aspect Drawing Room With French Doors To Garden; Formal Dining Room With Feature Fireplace; Self Contained Sub Basement Accommodation; Teenagers Chill Out Area In Attic; Secluded Mature Rear Garden; Carriage Driveway And Garage; EPC Rating F.



LIVING ART

FRITH HILL — BUCKINGHAMSHIRE

£3,500,000 — 01753 886 177

INSIDE THIS HOME

Substantial Edwardian Country House In The Arts & Crafts Style With Equestrian Facilities and Detached Coach House; Master Bedroom Suite with Shower Room; Guest Bedroom Suite with Shower Room; 3 Further Bedrooms and 2 Family Bathrooms; Drawing Room; Dining Room; Breakfast Room; Country-Style Kitchen; Double Aspect Sitting Room; Conservatory; Set In Approximately 8.25 Acres (Subject to Measured Survey); Formal Gardens With Terrace, Hot Tub and Wooded Parkland Of Approximately 3.5 Acres; Tennis Court; Paddocks; Detached Double Garage; EPC Rating E.

A DRAMATIC ENTRANCE

KINGSWOOD — SURREY

£1,800,000 — 01932 576 600

INSIDE THIS HOME

Extensive And Substantial, Desirable Family Home; 6 Double Bedrooms; 2 Kitchens, 6 Reception Rooms, Plus Impressive Hall; Master Suite With Bathroom And Dressing Area; 5 En-Suite Bath Or Shower Rooms; Situated Within A Premier, Gated Street In Kingswood; Easily Configured For Multiple Households Or An Extended Family; Quiet Residential Location, Surrounded By Mature Trees; 2 Double-Length Garages, With Walk-Through, Creating A Large, Multi-Use Space; Epc Rating D.

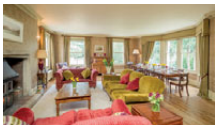
"THIS HAS BEEN A VERY, VERY HAPPY HOME TO US."

VICTORIAN SPLENDOUR

LONG CLAWSON — EAST SUSSEX

£1,495,000 — 01892 458 931

"IT IS A SPLENDID PARTY HOUSE, WITH WONDERFUL OUTDOOR SPACE FOR ENTERTAINING."



INSIDE THIS HOME

Magnificent Imposing Country House; 7 Double Bedrooms Plus A 3 Bedroom Attached Apartment Offering Income Potential; Fabulous Family Kitchen/Dining Room And Snug; Elegant Reception/Dining Room; Stunning Drawing Room; Park Like Gardens And Grounds; Extensive Parking/Double Garage With Attached Workshop; Studio Room Above; Tennis Court; 2 Level Paddocks With Far Reaching Rural Views; Timber Outbuildings; Set In Approximately 10 Acres (Subject To Measured Survey); EPC Rating F.

IDYLLIC SETTING

LAMBERHURST — EAST SUSSEX

£1,545,000 — 01892 458 931

INSIDE THIS HOME

Small Country Estate; 4 Bedrooms; 5 Reception Rooms; Stunning Location with Extensive Views; Detached 1 Bedroom Cottage with Full Planning for Holiday Let; Studio Apartment over Double Garage; Outbuildings; Artists Studio; Gardens and Grounds with a portion of Woodland, Approximately 11 Acres (Subject to Measured Survey); Timber Stable; Fenced Paddocks; Great Equestrian Potential; 5 Interlocking Ponds; Close to Train Stations; Approximately 8 miles from Royal Tunbridge Wells; EPC Rating D.

"IT'S IDEAL FOR ANYONE WANTING TO ESCAPE TO THE COUNTRYSIDE BUT STILL BE WITHIN REACH OF THE CITY."

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BEST OF EVERYTHING
BRIGHTLING
EAST SUSSEX
£730,000
01892 458 931

INSIDE THIS HOME
Desirable Detached Stone-Built Period House; 4 Bedrooms; Contemporary Family Bathroom; 4 Good Size Reception Rooms; Well Proportioned, Contemporary Kitchen/Breakfast Room; Drawing Room With Views Across Gardens and Spring Pool; Potential Annex Apartment Over 2 Floors; Terraced Garden; EPC Rating D.

"BRIGHTLING IS CHARMINGLY OLD-FASHIONED YET ONLY FOUR MILES FROM MAINLINE ROBERTSBRIDGE STATION FOR LONDON."

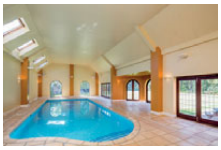
CLOSE TO NATURE
COUSLEY WOOD
EAST SUSSEX
£650,000
01892 458 931

"IT IS DIFFICULT TO TELL NOW WHERE THE ORIGINAL COTTAGE ENDS AND THE EXTENSION BEGINS."

INSIDE THIS HOME
Charming, Attached Character Cottage; Original Features Throughout; 4 Bedrooms; Master Bedroom with En-Suite Bathroom; Kitchen/Breakfast Room; Dining Room; Large Conservatory Overlooking the Gardens; Drawing Room; Refurbished First Floor Family Bathroom Plus Ground Floor Shower Room; Parking For Up To 3 Cars On The Driveway; Large Mature Garden To The Back; Stunning Location With Beautiful Rural Views Over Surrounding Countryside; EPC Rating D.

SUMMER DAYS
OXSHOTT
SURREY
£3,950,000
01932 576 600

"WE'LL HAVE LOTS OF GREAT MEMORIES OF OUR TIME HERE."



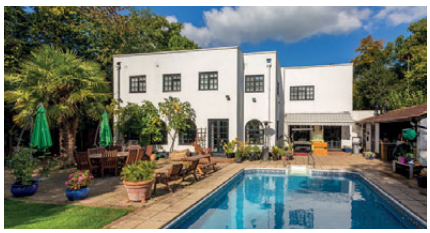
INSIDE THIS HOME
Grand Family Home; Exclusive Crown Estate Location; 6/7 Bedrooms; 6 Bathrooms; Studio Annexe With Bathroom & Kitchenette; Open Plan Kitchen/Breakfast/Dining Room; Larder & Utility Room; Drawing Room; Family Room; Games Area; Downstairs Study; Gymnasium With Adjoining Sauna & Swedish Style Plunge Pool; Swimming Pool Complex; Private South Facing Gardens; Integral Double Garage With Off Street Parking; EPC Rating D.

A HOME TO CHERISH
JORDANS
BUCKINGHAMSHIRE
£2,250,000
01753 886 177

"IT IS IN SUCH A BEAUTIFUL SETTING AND HAS A REALLY RURAL FEEL TO IT, DESPITE BEING SO CONVENIENT FOR LONDON."

INSIDE THIS HOME
Beautiful Family Home Built In 1926; 6 Bedrooms; 6 Reception Rooms; Heated Outdoor Swimming Pool; Stables, Tack Room and Hay Barn; Accommodation Extends To Approximately 4832 Sq Ft; Beautiful Grounds Which Extend To Just Under 2 Acres (Subject to Measured Survey); EPC Rating E.

THE ART OF DESIGN
GERRARDS CROSS
BUCKINGHAMSHIRE
£2,000,000
01753 886 177



INSIDE THIS HOME
Striking, 5 Bedroom Family House; Impressive Master Bedroom Suite with Dressing Room and Bathroom; 3 Family Bedrooms; Family Bathroom; Modern Fitted Kitchen/Breakfast Room; Double Aspect Dining Room; Family Room; Drawing Room; Outdoor Heated Swimming Pool; Standing In Gated Grounds, of over Half an Acre (Subject to Measured Survey); Timber Double Garage; Outbuilding and Store; EPC Rating E.

"THERE IS NOW A GOOD FLOW TO THE HOUSE, WITH ROOMS OPENING UP NICELY INTO EACH OTHER."

GOTHIC TALE
MAIDENHEAD
BERKSHIRE
£1,350,000
01753 886 177

INSIDE THIS HOME
Grade II Listed Victorian Riverside Home; 4 Bedrooms; Family Bathroom; Front Aspect Family Room, with Cloakroom; Double Aspect Drawing Room; Superb Conservatory; Fitted Kitchen; Ground Floor Bathroom; Separate Annexe Including 1 Double Bedroom, Kitchenette, Living Room and Shower Room; Mooring For River Cruiser And Floating Boathouse; Enviable Position Close To Maidenhead Bridge.

"THERE IS NOTHING QUITE LIKE SITTING OUT IN THE SUNSHINE BY THE RIVER IN THE SUMMER."

Guide price: £1,725,000

Franconia Road, Clapham SW4

A beautifully presented five double bedroom family home, with high ceilings, period features, multiple living spaces and a garden. 5 bedrooms, 2 bathrooms, 2 reception rooms, dining room, kitchen/breakfast room, roof terrace, garden. EPC: C. Approximately 221 sq m (2,379 sq ft).
clapham@knightfrank.com
Office: **020 8022 6118**

Knight Frank

EXCEPTIONAL PROPERTIES FOR SALE

To find out how we can help you or to arrange your no obligation market appraisal please contact us:

KnightFrank.co.uk/clapham
clapham@knightfrank.com
020 8022 6118

@KnightFrank
KnightFrank.co.uk
OnTheMarket.com

Guide price: £2,500,000

Grafton Square, Clapham SW4

An exceptional Grade II listd stucco fronted house situated over four floors located in the desirable Clapham Old Town area. 5 bedrooms, 2 bathrooms, 2 reception rooms, dining room, kitchen, garden. EPC: E. Approximately 210 sq m (2,260 sq ft).
clapham@knightfrank.com
Office: **020 8022 6118**

Reed Place, Clapham, SW4

Two bedroom apartment to rent in Clapham

A two bedroom apartment to rent in a secure gated Victorian School conversion positioned just off Clapham High Street. 2 bedrooms, 2 bathrooms, reception room, kitchen, 1 allocated parking space.
EPC: E. Approximately 89 sq m (958 sq ft).

Available furnished or unfurnished

KnightFrank.co.uk/lettings
claphamlettings@knightfrank.com
020 8022 0121

Guide price: £695 per week

KnightFrank.co.uk/CLP226160

All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

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OnTheMarket.com
ARLA

LONDON SW8

BATTERSEA EXCHANGE

EST. 2015

KEY FEATURES:

- A collection of studio, 1, 2 and 3 bedroom contemporary apartments
- Excellent transport links:
  4 mins. to London Victoria**
  8 mins. to Waterloo**
  Just a 2 min. walk to Battersea Park Station*
- New pedestrian walkway linking Queenstown Road and Battersea Park railway stations
- Just a short walk to Battersea Park
- Residents' concierge
- An enhanced St Mary's school
- Retail and office space

Taylor Wimpey Central London

ADDITION

Images are computer generated and are indicative only.
* Source: Google Maps. **Journey times by rail. Source: National Rail

PRICES FROM £790,000

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CUSHMAN & WAKEFIELD T: 020 3667 5590

JLL T: 020 3053 0746

New rules for non-doms

It's not just fireworks which will be going off during November's bonfire night festivities; the Government has lit its own match - opening the consultation on reforms to the taxation of non-domiciles (non-doms) in the UK.

CLUB 15-20

First announced in the Chancellor's Summer Budget, the plans include treating "Club 15-20" i.e. nom-doms who have been tax residents for 15 of the last 20 tax years, as if they are UK domiciled for all tax purposes.

In short, they'll no longer be able to take advantage of the remittance basis and they'll be subject to UK tax on their overseas income, while all foreign and UK assets will be subject to inheritance tax (IHT).

IHT FOR NON-DOMS

For property owners the results will be far reaching. From 2017, all UK residential property owned, directly or indirectly by foreign domiciled persons will be subject to IHT of 40%. Additionally, those properties owned through an indirect structure such as an offshore company or trust will also be liable to UK inheritance tax. No doubt this could be an unwelcome surprise for descendants and beneficiaries.

NEW GOVERNMENT CONSULTATION

Proposals launched in a new Government consultation have uncovered plans to leave offshore trusts outside of the tax net. Whilst a relaxation of rules for offshore trusts is welcome, the proposal still leaves existing and future owners exposed to Capital Gains Tax (CGT), Annual Tax on Enveloped Dwellings (ATED), and other tax burdens.

It is imperative, therefore, that those who may be affected seek professional tax advice sooner rather than later. With a constantly shifting tide, it's vital all UK property owners are prepared for the next wave of change.

For more information on how this affects your assets, please contact us on:
www.ctatax.uk.com · enquiries@ctatax.uk.com · UK office: 01858 439 033
Offices in London, Leicester, Dubai and Guernsey

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BESPOKE | WEALTH | TAX

KRIS ERICSSON
ASSOCIATE, KNIGHT FRANK

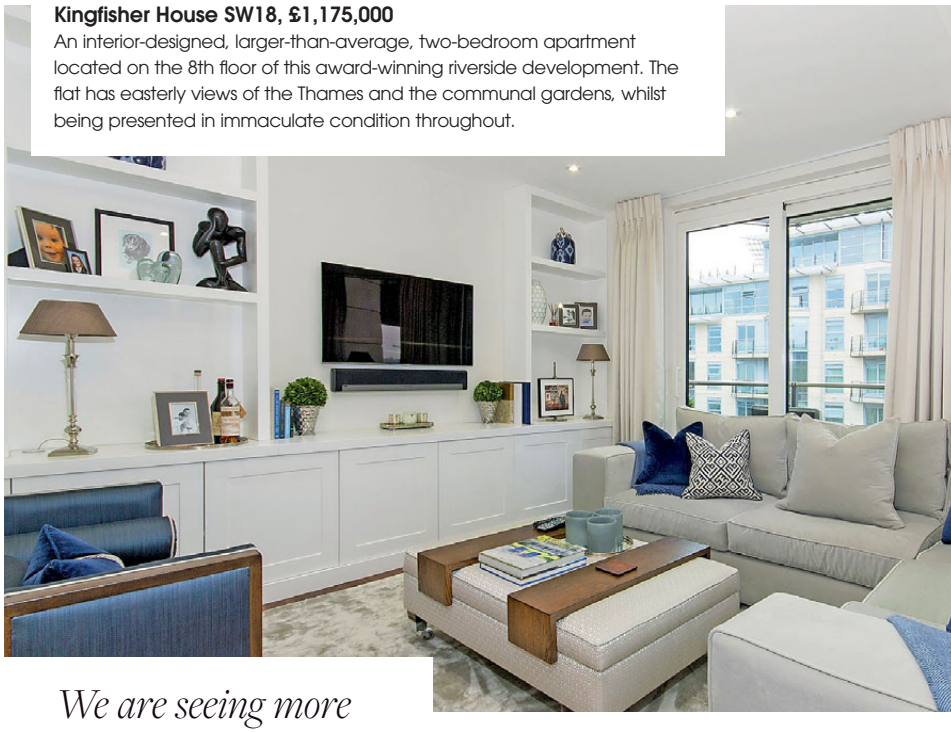
First-class developments on the river are creating their own demand

The Riverside property market has enjoyed unparalleled growth over the last couple of years, and to no surprise, 2015 is proving to be a very strong year as well. Price growth on the river from January to September was up by 5.3%, second highest in the capital, just beaten by Islington and the City in terms of annual growth. This of course is great news for current homeowners who once again are reminded of what great value and growth exists on the river.

However, that's not to say that the Riverside market isn't experiencing the same challenges as the rest of the prime central market. New and defensive legislation coupled with the stamp duty reform has, without a doubt, made buyers think twice about the costs involved in a purchase, which in turn has put the brakes on the sort of strong demand that we are used to seeing – at least for the short term.

We are seeing more properties purchased for home ownership as opposed to investment, but that statistic should come with a caution attached to it, as it is very likely that the majority of investors are purchasing in the new-build supply being created along the river, and, until completion of those developments, there is no way of telling what strategy those purchasers have in mind, if any.

With that said, the supply of first-class developments completing on the river is creating its own demand. The only drawback in the short term is an oversupply of new properties coming to the market, especially if the demand isn't as strong as before. Our advice would be to price your property accurately and if the competition is not selling, price yourself differently so your property isn't overlooked by committed buyers.



Kingfisher House SW18, £1,175,000
An interior-designed, larger-than-average, two-bedroom apartment located on the 8th floor of this award-winning riverside development. The flat has easterly views of the Thames and the communal gardens, whilst being presented in immaculate condition throughout.

We are seeing more properties purchased for home ownership as opposed to investment

Fountain House SW8
£1,975,000
An immaculately-presented, two-bedroom penthouse apartment, with a study that could also be used as a third bedroom. Each bedroom benefits from a terrace and the master en suite has a bath with breathtaking views of the river.

0203 597 7670; knightfrank.com

haart

Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

Five Ways

£650,000

Fiveways Road, Brixton, SW9

Ref: 9490

Fiveways Street is well located, moments from a superb selection of high street shops, bars and restaurants in Brixton, as well as being a short distance away from the green outdoor space of Myatts Fields.

- Victorian Apartment
- Two Bedrooms
- Separate Kitchen
- Bright and Airy
- Development Potential
- Chain Free

Call Very Quickly!!!

House Beautiful

£599,950

Aytoun Road, Brixton, SW9

Ref: 9151

Sensational split level, four bedroom maisonette located within easy reach of Stockwell Conservation area as well as Stockwell and Oval Tube Stations providing an easy commute into the City.

- Purpose Built Maisonette
- Four Double Bedrooms
- Two Luxury Bathrooom Suites
- Divine Fitted Kitchen
- Private Front and Rear Gardens
- Stockwell Conservation Area

Star Buy

haart

Brixton Sales
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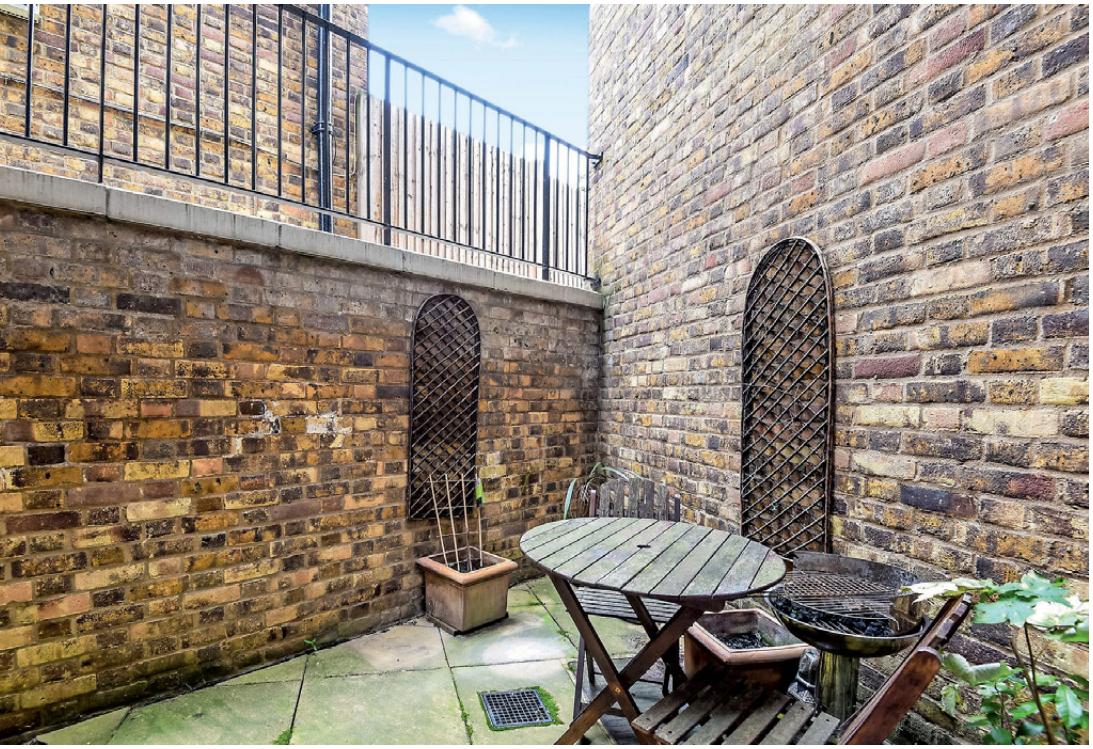

Conservation Area

Guide Price £650,000 to £700,000

Stockwell Park Road, Stockwell, SW9

Ref: 9292

Exceptionally stylish, two double bedroom, lower ground floor apartment with private patio garden. This lovely flat was recently refurbished in 2002 and affords high ceilings, a private patio garden and double glazed sash windows.

- Stylish Apartment
- Two Double Bedrooms
- Two Bathroom Suites
- Stockwell Tube Station
- Stockwell Conservation Area
- Chain Free

Join the Queue!

Just Married

£800,000

Nursery Road, Brixton, SW9

Ref: 9353

When you need to catch the tube to work or to the West End, you will not have any more than a five minute walk. You have discovered possibly the most convenient location in central Brixton being clost to the Victoria Line at Brixton.

- Victorian Cottage
- Two Receptions Room
- Fitted Kitchen
- Brixton Tube Station
- Modern Bathroom Suite
- Chain Free

Plug in and Play!

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Battersea & Clapham
Sales
020 7228 8895

Call us 8am - 10pm everyday

Immaculate Three Bed Period House

Strath Terrace, SW11

Guide Price £850,000 - £875,000

Ref: 4439

Haart are please to offer this immaculate recently refurbished 3 bedroom period freehold house in a very convenient location in Battersea. You are welcomed by the lovely open plan lounge diner with a door to the courtyard. The kitchen has been extended and updated with lovely fitted units and also has good natural light. All bedrooms are doubles and are decorated to a high standard. Just a 5 minute walk to Clapham Junction train station, one of Europe's busiest stations with excellent links into Central London.

EPC Rating D

020 7228 8895

- 3 Double Bedrooms
- Period Property
- Recently Refurbished
- Open Plan Lounge / Diner
- Extended Kitchen
- Convenient Location
- Excellent Transport Links

haart

Dulwich Sales
020 8299 3728

Call us 8am - 10pm everyday

Remarkable Property

£1,250,000

Harlescott Road

Ref: 8201

This superb four bedroom family has been treated with an unmistakable degree of loving attention at every angle. A beautiful front elevation lays the way to a genuinely luxurious family home. Stunning through receptions with ornate cornicing, grand fireplaces and excellent floors stand as a distinct and sophisticated living space. This really is the most amazing property you will ever see.

- Victorian Property
- Four Double Bedrooms
- Two Reception Rooms
- Exceptional Specifications
- Period Style Features
- Amazing Kitchen
- Wonderful Garden

EPC Rating E

Don't Miss Out

Perfectly Formed

£875,000

Ivydale Road

Ref: 9083

Standing on one of the best roads in Nunhead is this wonderful, three bedroom family home, beautifully presented. The property is in an excellent position close to the green expanses of Peckham Rye Common, East Dulwich, Peckham Rye and the emerging array of independents at Nunhead Lane. Also great links into Central London from Nunhead, Peckham Rye or Honor Oak. A superb and sizeable family home on a great street.

- Three Bedrooms
- Great Size Victorian House
- Excellent Proportions
- Generous Size Kitchen And Bathroom
- Superb Presentation
- Original Qualities
- Great Location

EPC Rating C

Call Now

haart

Streatham Sales
020 8769 7711

Call us 8am - 10pm everyday

Family Life in Luxury

Hoadly Road, SW16

£1,795,000

Ref: 7506

Situated in one of South West London's most desirable locations, this luxury home has it all to offer. The current owners have refurbished this property to the highest of standards and have enjoyed living here for many years. This fine detached home offers everything you could wish for in a family home. If you wish to employ a nanny or if you have a teenager, the converted loft room is perfect as a hideaway with its own ensuite bathroom. The huge living space and garden area are made for entertaining or for the little ones to run around. Should you wish to get the little ones away from the house, Tooting Bec common is a short bike ride away.

- Detached House
- Prime Residential Road
- Spacious Accommodation
- Loft Conversion
- Off Street Parking
- Amazing Kitchen
- Great Location

Don't Miss Out!

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Upper Tooting
020 8672 4244

Call us 8am - 10pm everyday

Fabulous Edwardian Home

Eswyn Road, Tooting

£800,000- £850,000 Guide Price

Ref: 5995

A rare opportunity to acquire a chain free, extended family home, that exceeds expectation. On the ground floor the hallway gives access to a lovely light reception, with a period fireplace at the front of the property leading to a wonderful open plan dining area, kitchen and family room, which provides a welcoming and ideal space to prepare food, eat in, entertain and relax with friends and family. On the upper two floors are four double bedrooms and two spacious bathrooms, providing ample space to grow into and ensure no one is late for work or school in the morning. Features include oak flooring, porcelain tiled floors with underfloor heating, bathrooms with underfloor heating, fitted kitchen with integrated appliances and bi folding doors, giving access to the garden.

Chain Free - Call Now!

- Edwardian House
- Four Double Bedrooms
- Reception
- Kitchen/Dining/Family Room
- Wandsworth Borough
- Chain Free

haart

Earlsfield Sales
020 8871 4366

Call us 8am - 10pm everyday

A Rare Opportunity

Groom Crescent, SW18

OIEO £800,000

Ref: 4348

A fantastic four bedroom home offering bright and spacious accommodation arranged over three floors with a very generous reception rooms, and a private garden. The property has just finished being renovated with a number of exceptional features including underfloor heating in the kitchen, both bathrooms and the downstairs w/c, which will be a delight to your feet on those cold winter mornings. The property also benefits from off street parking for up to three cars at the front. Groom Crescent is situated close to the beautiful green expanses of Wandsworth Common and Earlsfield and is a short walk to shops, bars and restaurants.

- Four Bedrooms
- Freehold
- Off Street Parking
- Wandsworth Common
- Two Bathrooms
- Newly Renovated
- Newly Extended

EPC Rating C

A must see

haart

Southfields Sales
020 8789 6600

Call us 8am - 10pm everyday

Stylish Living

Aspley House, Holford Way, SW19

OIEO £550,000

Ref: 5544

An amazing two bedroom apartment superbly located for transport with bus links to Westfield Shopping, Kingston, Wimbledon and Putney. Barnes Station is a short distance away. This property is located on an award winning development that includes a gymnasium and allocated parking. The accommodation includes a good sized reception room/kitchen, two modern bathrooms one of which is en-suite to the master bedroom, the other bedroom has a balcony and there is a store room off the hallway.

EPC Rating B

- Two Double Bedrooms
- Large Kitchen/Reception
- Two Bathrooms
- Two Balconies
- Very Well Presented
- Convenient Location
- Transport Links

Call Now

haart

Balham Sales
020 8675 6848

Call us 8am - 10pm everyday

Period Conversion Flat

Ravenswood Road, SW12

£675,000 S/O/F/H

Ref: 4354

A spacious, ground floor, two double bedroom conversion flat presented in good order throughout. The property benefits from sole use of garden, off street parking, share of freehold and is offered to the market with no ongoing chain. The accommodation comprises two double bedrooms, modern white bathroom, a spacious reception room and a fitted open plan kitchen.

EPC Rating D

- Conversion Flat
- Two Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Private Garden
- Close To Amenities

Call Now

haart

Wimbledon Sales
020 8947 9141

Call us 8am - 10pm everyday

Opulent Living

Goodenough Road, Wimbledon, SW19

£500,000

Ref: 5972

This one bedroom first floor period apartment is very well presented and has a stylish finish throughout. The property comprises of a light and bright reception room, one double bedroom with fireplace and fitted wardrobes, a well fitted kitchen/dining room and a bathroom to the rear. Located on Goodenough Road close to Dundonald Park and Tram Stop and within easy reach of central Wimbledon with it's BR, District Line and Tram and the excellent amenities of the town.

- First Floor
- Period Flat
- One Double Bedroom
- Very Well Presented
- Convenient Location
- Transport Links

EPC Rating D

Don't Miss Out

Grafton Square SW4 £1400 per week*
A beautiful four bedroom family home. **EPC:E**
Clapham Office 020 7717 5441

Floris Place SW4 £515 per week*
Fantastic two double bedroom apartment. **EPC:D**
Clapham Office 020 7717 5441

The Library Building, St. Luke's Avenue SW4 £600 per week*
A stylish two bedroom apartment with a private terrace. **EPC:C**
Clapham Office 020 7717 5441

Manville Road SW17 £1350 per week*
A beautiful seven bedroom family home. **EPC:E**
Balham Office 020 3285 7748

Pentney Road SW12 £770 per week*
A fantastic four double bedroom house. **EPC:E**
Balham Office 020 3285 7748

Bedford Hill SW12 £387 per week*
Lovely modern house in Clapham South. **EPC:E**
Balham Office 020 3285 7748

St Johns Hill Grove SW11 £725 per week*
A charming three bedroom house. **EPC:D**
Battersea Office 020 7458 4258

Ingelow Road SW8 £395 per week*
A first floor one bedroom apartment. **EPC:C**
Battersea Office 020 7458 4258

Brynmaer Road SW11 £1400 per week*
A superb, refurbished six bedroom house. **EPC:C**
Battersea Office 020 7458 4258

Beyond your expectations
www.hamptons.co.uk

***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

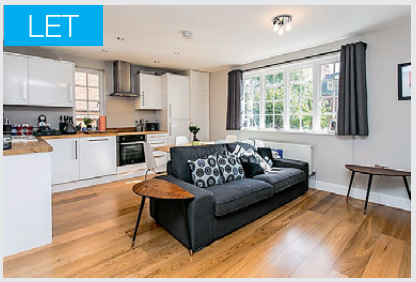
HAMPTONS INTERNATIONAL

Wingate Square SW4 £550 per week*
An immaculately presented two bed apartment. **EPC:B**
Clapham Office 020 7717 5441

Priory Grove SW8 £485 per week*
A stunning two bed school conversion. **EPC:E**
Clapham Office 020 7717 5441

Shandon Road SW4 £750 per week*
A two bedroom conversion apartment. **EPC:D**
Clapham Office 020 7717 5441

Gaskarth Road SW12 £950 per week*
A beautiful house in Clapham South. **EPC:E**
Balham Office 020 3285 7748



Barcombe Avenue SW2 £380 per week*
Fantastic modern flat with two bedrooms. **EPC:F**
Balham Office 020 3285 7748

Sternhold Avenue SW2 £315 per week*
A modern one bedroom apartment. **EPC:C**
Balham Office 020 3285 7748

Burns Road SW11 £775 per week*
A stunning two bedroom apartment. **EPC:D**
Battersea Office 020 7458 4258

Blenkarne Road SW11 £1550 per week*
Exceptional five bedroom home. **EPC:D**
Battersea Office 020 7458 4258

Fitzhugh Grove SW8 £395 per week*
A lovely two bedroom apartment. **EPC:C**
Battersea Office 020 7458 4258

Available on the App Store

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Beyond your expectations
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Highlands Heath, Portsmouth Road SW15

A three bedroom apartment located on the first floor of a popular residential apartment block in Putney Heath. The apartment boasts a large, bright reception room with bay windows and ample space for dining, separate newly refurbished kitchen with integrated appliances, three good-sized double bedrooms, bathroom with underfloor heating and separate cloakroom. Available from 1st December.

EPC:E

Long Let: £2,500 pcm* Furnished

- *Three bedrooms*
- *One bathroom and separate WC*
- *Double reception room*
- *Off street parking*
- *Communal gardens*
- *Tennis and squash courts*

Hamptons Putney
Lettings. 020 8454 7619 | putneylettings@hamptons-int.com

Available on the App Store

***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

An impressive 528 new high-quality flats are to be introduced at Battersea's Peabody estate

HOT TREND

Eco-friendly homes are a hot topic, especially in Battersea's Peabody estate, says Jonathan Dyson, Area Sales Director at Hamptons International

If you mention the words 'eco home' at a dinner party, most people will think of a subterranean burrow, dug into the hillside to regulate the temperature, and huge wind turbines strapped to the roof to generate megawatts of electricity to power your G-Wiz electric car.

The idea of free power from the sun's rays has been around for decades, but technology has only recently allowed this to become a reality. The density of London makes it even harder to find a reasonable solution to this problem, with no space for ground source, and planning laws (rightly) forbidding property owners to cover their Victorian terraces with festoons of the morbid black panels.

So how do we manage the magic of making the most of the earth's natural resources without destroying the wealth of architectural joy that surrounds us in this famed city?

Peabody was founded by American banker, diplomat and philanthropist George Peabody in 1862 to 'ameliorate the condition of the poor and needy in this great metropolis'. Over the years, the organisation has provided a good home for thousands, if not hundreds of thousands, of Londoners, and its St John's Hill site is one of several in Battersea that provides essential housing.

George Peabody's vision is as relevant today as it was 153 years ago

However, it has become clear that the estate no longer fits the needs of residents, prompting a major regeneration. In all, 353 flats are to be replaced with 528 new high-quality homes. The existing residents will be offered brand new flats, 58 of which will be allocated for shared ownership, while 249 one, two, three and four-bedroom properties will be sold privately.

George Peabody's vision is as relevant today as it was 153 years ago, with Peabody providing quality housing, but with a 21st-century twist. The roofs on all the buildings are covered in solar panels to generate communal electricity, which results in reduced service charges. Additionally, combined heat and power (CHP) at St John's Way integrates the production of usable heat and power in one single, highly efficient process.

This combined effect will give buyers a significant saving on energy bills and service charges. I think that's what's known as a 'win, win, win situation' – a rare find these days.

Prices at St John's Way start at £485,000 for a one-bedroom apartment. For further details, contact Hamptons International: 98-100 Northcote Road, Battersea SW11 6QW; 020 7924 2170; hamptons.co.uk

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Southfields	020 8874 6686

Lettings

Balham	020 8675 5060
Battersea	020 7326 8173
Earlsfield	020 8944 9020
Putney	020 8780 2667

FERNLEA ROAD, SW12 £675,000

Attractive two double bedroom maisonette benefitting from beautifully proportioned, high ceilinged rooms with an elegant, light reception room leading directly to the kitchen/breakfast room, offering the ideal layout for entertaining. Both bedrooms are generously sized doubles and the spacious bathroom is well presented. Further benefits include a rear garden and a share of freehold. This is a fabulous property in a great location and early viewing is highly recommended.

Energy Efficiency Rating: D

Balham Sales 020 8675 2244
Balham@andrewsonline.co.uk

TELFORD AVENUE, SW2 £392 pw

Unfurnished two bedroom maisonette. The living room has a high ceiling and large windows. Extending to over 19', it is easily large enough to accommodate a spacious seating area with room for a generous dining area. The kitchen/breakfast room benefits from a range of cream units with granite worktops. Just off the kitchen is a utility room. Stairs from the kitchen lead to an low-maintenance south facing garden. The property would be ideal for professional couple. Telford Avenue is located close to Tooting Bec Common and Streatham Hill Station is half a mile away. Available 14 November. Fees will apply. Energy Efficiency Rating: D

Balham Lettings 020 8675 5060
Balham@andrewsonline.co.uk

GRANDISON ROAD, SW11 £1,375,000

Located 'between the commons', this natural four bedroom terraced family house is offered for sale with plenty of scope to extend and renovate to an incoming buyer's taste. Retaining lots of period features the accommodation comprises on the ground floor two reception rooms and large kitchen/diner with access out to a 40' rear garden. On the first floor is the master bedroom, two further double bedrooms and a shower room. On the top floor is a fourth bedroom and family bathroom.

Energy Efficiency Rating: E

Battersea Sales 020 7326 8171
Battersea@andrewsonline.co.uk

COMYN ROAD, SW11 £750,000

Duplex apartment situated on the upper floors of this converted period house. The flat is entered on the first floor with stairs leading up to a modern kitchen/breakfast room, family bathroom, guest W.C, double bedroom and reception room. Stairs then lead up to a large roof terrace perfect for al fresco entertaining. On the top floor is a spacious master bedroom with good storage under the eaves and an en-suite shower room.

Energy Efficiency Rating: D

Battersea Sales 020 7326 8171
Battersea@andrewsonline.co.uk

MANOR FIELDS, SW15

£1,250,000

This second floor apartment is one of the largest available in Manor Fields, benefitting from spectacular views and double aspect windows. The accommodation offers 1500sq ft of living space, reception/dining area, modern eat-in kitchen, four bedrooms and two stylish bathrooms. The apartment also benefits from a lift, landscaped communal gardens, a garage and off-street parking. Manor Fields is set in twelve acres of grounds on Putney Hill and is the third-largest private garden in London. Putney High Street is half a mile away.

Energy Efficiency Rating: B

Putney Sales 0208 780 2233
Putney@andrewsonline.co.uk

LOCKYER HOUSE, SW15

£1,500 pcm

One bedroom apartment located within a purpose built block, Lockyer House, located on Lower Richmond Road with access to its own private garden. The property comprises a living room containing an arm chair, double sofa and one small desk. Double bedroom contains a double bed and installed wardrobes and additional storage units. The bathroom consists of a shower over bath. Fees will apply.

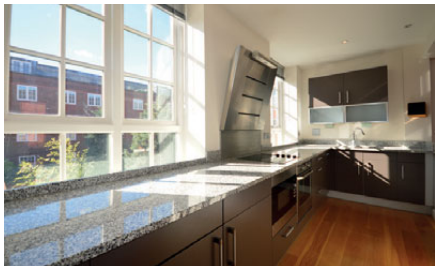
Energy Efficiency Rating: C

Putney Lettings 020 8780 2667
Putney@andrewsonline.co.uk

ASTONVILLE STREET, SW18 £565,000

Two bedroom ground floor period maisonette. The property has been lovingly maintained by the current owners and retains a wealth of its original charm and character features. Added benefits include a private share of rear garden. Accommodation comprises own front door, living room with feature fireplace and bay window, two bedrooms, kitchen/breakfast room, bathroom and rear garden. The property is situated on a sought after residential street within the highly coveted Southfields Grid offering access to the Village and District Line tube station. Energy Efficiency Rating: D

Southfields Sales 020 8874 6686
Southfields@andrewsonline.co.uk



ARCADIAN PLACE, SW18 £2,175 pcm

Two bedroom split-level apartment located in Southfields, SW18. The property comprises two double bedrooms, both of which have en-suite bathrooms and built in storage, a living area and a fully fitted kitchen which hosts a variety of white goods, including a dishwasher and fridge freezer. Additional benefits include under floor heating, double glazing and an off street parking space for one car. Fees will apply.

Energy Efficiency Rating: C

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ANDREWS

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streatham@acorn.ltd.uk

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Cricklade Avenue, Streatham SW2

OIEO £900,000 F/H

Truly stunning three bedroom double-fronted freehold property situated within the ever popular ABC roads of Streatham Hill. The current owners have refurbished the property from top to bottom, with an additional extension.

Contact Streatham 020 8768 6373

- Three bedrooms
- Fully modernised
- Double-fronted
- Energy Efficiency Rating D

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COMPLETELY LONDON

Ravensbury Terrace, Earlsfield, SW18
£1,000,000

This beautiful house offers spaciously laid out accommodation across three floors with a luxurious family bathroom, utility room and extended modern kitchen.

- Four double bedrooms
- One family bathroom
- Two en suite bathrooms
- Large modern kitchen
- Private rear garden
- Freehold
- EPC rating D

Earlsfield 020 8944 6464
earlsfield.sales@kfh.co.uk

Lucien Road, Tooting, SW17 £1,250,000

Tooting 020 8767 1400
tooting.sales@kfh.co.uk

Stunningly refurbished four bedroom period home, offering sumptuous décor and a spacious, well laid out living space. Positioned on a sought after residential road, this property is moments from the Heaver Estate and Tooting Bec Common.

- Large kitchen and reception
- Four bedrooms
- Two bathrooms
- Private garden
- Close to local amenities
- Freehold
- EPC rating E

Erpingham Road, Putney, SW15
£1,650,000

West Putney 020 8785 2122
westputney.sales@kfh.co.uk

Beautifully presented five bedroom, three bathroom terraced house, benefiting from a large, private garden. The property measures 1,989 sq ft and comes with a cellar.

Erpingham Road is in the heart of West Putney and well located for local primary schools, Putney Common and Leisure Centre.

- Five bedrooms
- Three bathrooms
- 47 ft west facing garden
- 1,989 sq ft of accomodation
- Beautifully presented
- Freehold
- EPC rating E

Cecil Road, Wimbledon, SW19
£899,950

Wimbledon 020 8944 4000
wimbledon.sales@kfh.co.uk

This three double bedroom period family home boasts a large entrance hall, cloakroom, spacious reception room, modern kitchen and a decked and lawned west facing garden with a brick storage shed.

- Period family house
- Three double bedrooms
- Bathroom and shower room
- Large rear extension
- Very secluded garden
- Quiet residential road
- Freehold
- EPC rating D

Coverton Road, Tooting, SW17 Prices from £595,000

A new development of two and three bedroom houses and maisonettes with a stunning modern décor finished to an exceptionally high standard. Freehold.

Land and New Homes 020 8222 7200
newhomes@kfh.co.uk

Barton Mews, Wimbledon, SW19 Prices from £875,000

Seven new build townhouses set within a gated development. Each house benefits from excellent family accommodation arranged over three floors, each with an allocated parking space and garden. Freehold.

Land and New Homes 020 8222 7200
newhomes@kfh.co.uk

Alderbrook Road, Balham, SW12 £2,058 pcm

Balham 020 8675 3639
balham.lettings@kfh.co.uk

Spacious two double bedroom conversion apartment with two bathrooms, including one en suite. The property boasts a spacious and bright reception room that leads onto a private balcony.

- Two double bedrooms
- Two bathrooms
- Large reception
- En suite wet room
- Close to tube and rail stations
- Furnished
- EPC rating E

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees

Prothero Road, Fulham, SW6 £420 pw

Spacious first and second floor, two double bedroom property within a Victorian conversion. Conveniently located for Fulham Broadway and Parsons Green tube stations.

- Two double bedrooms
- Separate modern eat in kitchen
- Spacious reception
- Abundance of natural light
- Cellar
- Furnished
- EPC rating D

Fulham and Chelsea 020 7736 6737
fulham.lettings@kfh.co.uk

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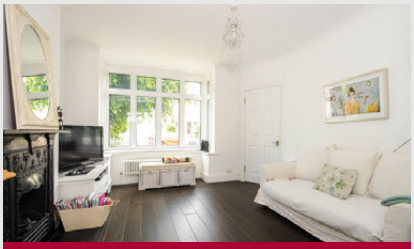
Recently sold.
Four bedroom house.

Strathville Road,
Earlsfield, SW18

Recently sold.
Four bedroom house.

Quayside Walk,
Kingston upon Thames, KT1

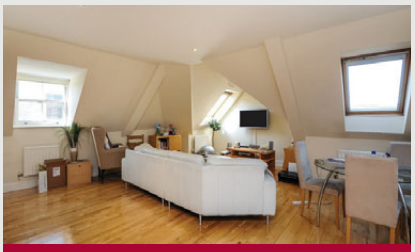


Recently sold.
Three bedroom house.

Edna Road,
Raynes Park, SW20

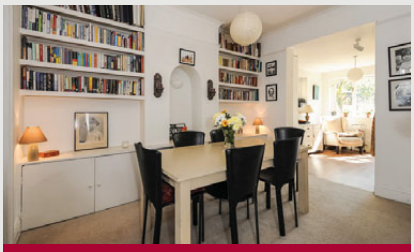
Recently sold.
Five bedroom house.

Littleton Street,
Earlsfield, SW18



Recently sold.
Two bedroom flat.

Old London Road,
Kingston upon Thames, KT2



Recently sold.
Three bedroom house.

Camberley Avenue,
Raynes Park, SW20

Recently let.
Two bedroom flat. Corporate let.

Wimbledon Hill Road,
Wimbledon, SW19

Recently let.
One bedroom flat.

Albany Park Road,
Kingston upon Thames, KT1

Recently let.
Four bedroom house.

Navy Street,
Clapham, SW4

MY DREAM HOME

A stunning interior-designed, three-bedroom penthouse situated on Putney High Street

This high-ceilinged room offers an excellent entertaining space

PUTNEY HIGH STREET SW15

Judy Urmossy, Sales Manager, KFH West Putney

Why it's a great buy

It is a beautifully unique property right in the heart of Putney, offering good value for its size.

The wow factor

The stylish interior has been finished to a very high standard and, while it is individual, it will certainly appeal to a variety of tastes.

Who would it suit

A professional couple looking for something conveniently located that is stylish and has superb entertaining space both inside and out.

My favourite room

The dining area leading onto the roof terrace. It's perfect for hosting dinner parties; bright during the day, cosy after dark, with the added ambience of the roof terrace lighting.

Why should you buy it

Doesn't everyone want to have something different from the norm? Now is your chance.

£1,495,000. Kinleigh Folkard & Hayward, 81-83 Lower Richmond Road, West Putney SW15 1EU; 020 3792 0925; kfh.co.uk

jackson-stops.co.uk

Roehampton Gate, SW15

A 6 bedroom detached house, 0.3 miles from Richmond Park. Features include family kitchen with high spec appliances, 3 reception rooms, 4 bathrooms, gym/bedroom 7; indoor swimming pool, private roof terrace, professionally landscaped garden, garage and carriage driveway. EPC rating D

£5,950,000 Freehold SW61121

Durham Road, SW20

A 4 bedroom semi-detached house, 0.5 miles from Raynes Park station. Reception room, kitchen/dining/family room with glazed bi-folding doors to garden, 4 double bedrooms (3 with en suite bath or shower rooms), separate bathroom, cloakroom; west facing garden, roof terrace, off street parking. No onward chain. EPC rating B

£1,645,000 Freehold SW61186

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Lansdowne Road, SW19

A split level 3 bedroom penthouse flat, 0.7 miles from Wimbledon Village. Reception/dining room, separate kitchen, 3 double bedrooms, 3 bath or shower rooms; private south aspect roof terrace, 2 allocated parking spaces.
EPC rating C

£975,000 Share of Freehold SW61279

Wimbledon Park Road, SW19

A raised ground floor apartment with views over Wimbledon Park, 0.5 miles from Southfields tube station. Kitchen/breakfast room, living room, 2 double bedrooms, bathroom with separate cloakroom; communal gardens, garage.
EPC rating C

£589,950 Leasehold SW60680

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Derwent Avenue, SW15

A renovated 5 bedroom detached house, 0.4 miles from Richmond Park. Reception room, kitchen/dining room, 5 double bedrooms with en suite bath or shower rooms, separate utility room, study, cloakroom; landscaped rear garden, off street parking for 2 cars.
EPC rating C

£1,999,500 Freehold SW62067

Chester Road, SW19

A refurbished 4 bedroom end of terrace house, 0.3 miles from Cannizaro Park. 26 ft. reception room with bi-folding doors to the landscaped garden, kitchen, dining room, 4 bedrooms (1 with en suite shower room), bathroom, study, cloakroom; garage, off street parking.
EPC rating C

£1,250,000 Freehold SW60721

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Braemar Avenue, SW19

An Edwardian terraced house in the "Grid" area of Wimbledon and 0.3 miles from Wimbledon Park station. 2 reception rooms, kitchen, 4 bedrooms, 2 bathrooms; garden.
EPC rating E

£1,200,000 Freehold SW62702

Barham Road, SW20

A 5 bedroom detached house with a garden overlooking Wimbledon RFC playing fields. Entrance hall, 2 reception rooms, kitchen/breakfast room, dining room, master bedroom with en suite bathroom, 4 further bedrooms, bathroom, downstairs cloakroom, separate utility room; garage, off street parking. EPC rating E

£1,850,000 Freehold SW62885

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Gatehouse Close, KT2

This 4 bedroom house is located in the Coombe Estate. Entrance hall, 2 reception rooms on the ground floor, eat-in kitchen with doors opening out onto the garden, further reception room on the first floor, 4 bedrooms, 2 bathrooms; garage, driveway parking. EPC rating F

£3,500 pcm (fees apply)*

Wimbledon 020 8947 7351 SW60758

Grosvenor Hill, SW19

A 3 bedroom apartment in Wimbledon Village. Fitted kitchen, living room with doors to a private balcony, 2 double bedrooms, third bedroom/ dining room, bathroom, cloakroom; unallocated off street parking. EPC rating E

£2,249 pcm (fees apply)*

Wimbledon 020 8947 7351 SW61881

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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MY MONTH

David Bryant, Area Manager, Andrews London & Surrey

What has been your personal highlight?
We have had a busy period recently where we have helped a significant number of customers. Notably, we have found tenants for an increased number of landlords investing in the area, as well as an increased number of homes for our tenants looking for their next home. This has resulted in the Andrews team in the London and Surrey area achieving a new best-ever result for the month of August – the culmination of a lot of hard work by the whole team!

What has been the most surprising thing to happen to you?
I have been sent 'back to school' by Andrews, alongside other senior managers. We've enrolled on an MBA course at The University of Surrey and it's fair to say that it's been a bit of shock to the system for a group of mature students to head back into the classroom!

How has the market been performing?
The lettings market has been a little stagnant for the last 18 months or so, but it has slowly started to pick up throughout the year. There has been a marked increase recently, with lots of positive news for us and our customers. However, the number of properties available to let still remains tight compared to the number of tenants looking for a new home – this means we've seen properties being rented out quickly throughout the area.

What local campaigns have you been involved with over the last month?
Involvement in, and support of, local community events has always been central to Andrews' core values, and we set aside significant sums on an annual basis for this purpose. As well as supporting a number of school fairs throughout the summer, we continue to sponsor a number of other local organisations including football and cricket teams. Recently, we participated in the World's Biggest Coffee Morning in support of Macmillan Cancer. The teams at our branches decorated their windows, and made and sold cakes. We collectively raised £350, which we were all delighted with.

What are you most looking forward to next month?
Our thoughts are already turning ahead to 2016. It is a busy but exciting time of the year – working hard to finish off the current year in successful fashion, while making sure the same is true of the next!

andrewsonline.co.uk

Dexters

Highdown Road, SW15

£2,492 pw

A beautifully presented detached family home offering approximately 5,000 sq. ft of accommodation. Ideally situated on a sought after residential road, the property offers five double bedrooms, five spacious reception rooms and three family bathrooms. Ideally located for access to Putney Heath, Wimbledon Common and Richmond Park, energy rating c.

Putney Lettings

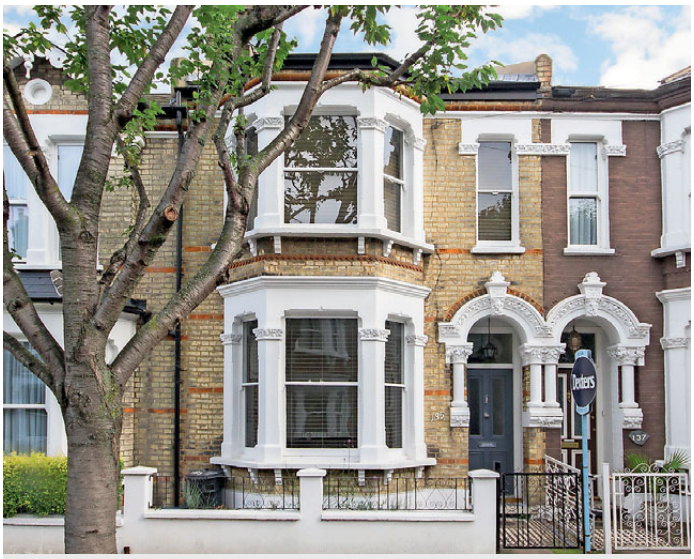
020 8789 9090

Dexters

Acfold Road, SW6 £2,550,000

A well proportioned, six double bedroom family house offering approximately 2,500 sq. ft of spacious living accommodation and a private rear garden, energy rating d.

Fulham Sales 020 7386 5386



Mallinson Road, SW11 £1,600,000

This beautifully presented, Victorian family home has been recently refurbished to a high standard and offers decorative cornicing and coving throughout, energy rating c.

Battersea Sales 020 7350 1200

Criffel Avenue, SW2 £2,000,000

A charming five bedroom Victorian house offering spacious accommodation. Arranged over three floors, the property benefits from a landscaped garden and off street parking.

Clapham Sales 020 8675 2224

Mitcham Lane, SW16 £975,000

This Edwardian family house offers ample accommodation, the potential to extend subject to planning permission, a private garden and off street parking, energy rating c.

Streatham Sales 020 8674 7400

Dexters

Earldom Road, SW15 £2,100,000

A beautifully presented Edwardian family home comprising five double bedrooms, two reception rooms, a spacious kitchen, two family bathrooms and a private rear garden.

Putney Sales 020 8789 9999

Chatto Road, SW11 £1,350,000

This charming five bedroom family home is situated on a sought after residential road between The Commons. Ideal for access to local amenities, energy rating e.

Battersea Sales 020 7350 1200

Tyrawley Road, SW6 £1,975,000

This spacious family house benefits from the potential to extend/develop subject to planning permission and access to a large south west facing garden, energy rating d.

Fulham Sales 020 7386 5386

Branksome Road, SW2 £1,395,000

A four double bedroom, Victorian family home located on a sought after residential road. Arranged over four floors, the property offers a private rear garden, energy rating d.

Clapham Sales 020 8675 2224

RICS Regulated Estate Agent and Letting Agent

Dexters

Appach Road, SW2 £780 pw

This four double bedroom family home is ideally located on a sought after residential road. Situated 0.7 miles from Brixton station and local amenities, energy rating e.

Clapham North Lettings 020 7498 2243

Pooles Lane, SW10 £900 pw

A well presented, four bedroom townhouse which offers ample living accommodation. Set within a private gated development just off the Kings Road, energy rating c.

Fulham Lettings 020 7386 7386

Moyser Road, SW16 £550 pw

This spacious family home is located in the popular area of Furzedown, 0.8 miles from Streatham station and local schools. With four bedrooms, energy rating d.

Streatham Lettings 020 8674 8400

Queenstown Road, SW8 £1,000 pw

A three bedroom apartment situated within this popular development opposite Battersea Park. Ideally located for access to the transport links of Battersea Park station.

Battersea Lettings 020 7350 1300

Dexters

Killieser Avenue, SW2 £980 pw

This well presented, five double bedroom family home has been refurbished to a high standard throughout. Ideally located for access to transport links, energy rating b.

Streatham Lettings 020 8674 8400

Deodar Road, SW15 £980 pw

This charming Victorian family home is arranged over three floors and comprises four double bedrooms. Set on a sought after residential road in Putney, energy rating f.

Putney Lettings 020 8789 9090

Shorrolds Road, SW6 £775 pw

A Victorian family home which has been finished to a high standard throughout. Offering three bedrooms, a large reception room and two bathrooms, energy rating e.

Fulham Lettings 020 7386 7386

Patience Road, SW11 £775 pw

This beautifully presented property benefits from four well proportioned bedrooms. Located on a sought after road, 0.3 miles from Clapham Junction train station.

Battersea Lettings 020 7350 1300

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.

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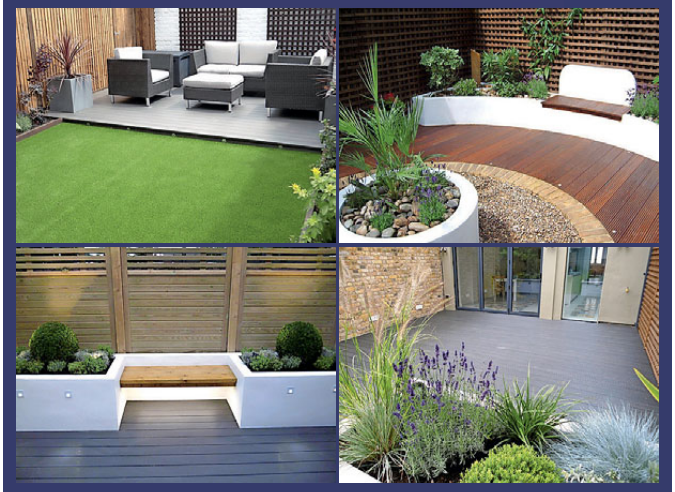

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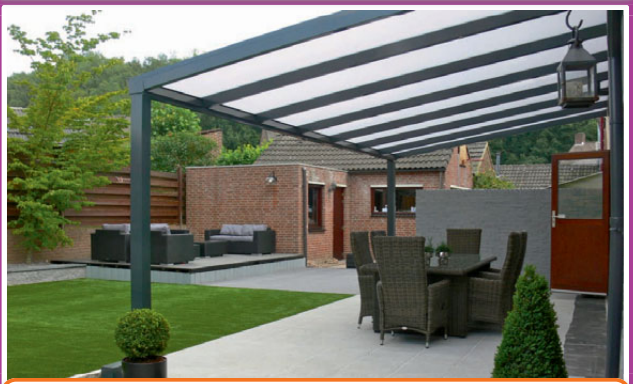

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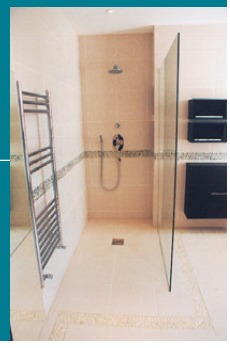

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